

PETITION FOR SPECIAL EXCEPTION 84-256-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for 3522 Branbrook Road, Randallstown, MD 21133
Commercial Arcade

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

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

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

Contract Purchaser:
ARCADE CITY CORPORATION
(Type or Print Name)
Signature: [Signature]
Address:
5610/14 Reisterstown Road
Baltimore, MD 21215
City and State

Legal Owner(s):
RANDALLSTOWN WEST LIMITED PARTNERSHIP
(Type or Print Name)
By: [Signature]
Signature: Alan C. Winick, General Partner
PATRICIAN EQUITIES ASSOCIATES
(Type or Print Name)
By: [Signature]
Signature: Edward M. Fingerman, President

Attorney for Petitioner:
SAMUEL A. TUCKER
(Type or Print Name)
Signature: [Signature]
Address:
718 Equitable Building
Baltimore, MD 21202
City and State

Patrician Equities Associates
2337 Lemoine Avenue (201) 947-0322
Address
Port Lee, New Jersey 07024
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Name: _____
Address: _____
Phone No.: _____

Attorney's Telephone No.: (301) 752-0889

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of January, 1984, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of April, 1984, at 10:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION 84-256-X

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PATRICIAN EQUITIES ASSOCIATES
(Type or Print Name)
By: [Signature]
Signature: Edward M. Fingerman, President

Attorney for Petitioner:
SAMUEL A. TUCKER
(Type or Print Name)
Signature: [Signature]
Address:
718 Equitable Building
Baltimore, MD 21202
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Legal Owner(s):
RANDALLSTOWN WEST LIMITED PARTNERSHIP
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By: [Signature]
Signature: Alan C. Winick, General Partner
PATRICIAN EQUITIES ASSOCIATES
(Type or Print Name)
By: [Signature]
Signature: Edward M. Fingerman, President

Attorney for Petitioner:
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[Signature]
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 13, 1984

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

Randallstown West Limited Part.
SUBJECT: 84-256-X

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

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NFG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 23, 1984

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

cc: Nicholas D. Commodari
Chairman

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

Samuel A. Tucker, Esquire
718 Equitable Building
Baltimore, Maryland 21202

RE: Case No. 84-256-X (Item No. 179)
Petitioner - Randallstown West Limited Partnership
Special Exception Petition

Dear Mr. Tucker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In order to legalize the existing use, this hearing is required.

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

cc: Kiddle Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 8, 1984

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

Re: Item #179 (1983-1984)
Property Owner: Randallstown West Limited Partnership, et al
259.42' S/W from Liberty Road 430' N/W
Branbrook Drive
Acre: 0.17 District: 2nd

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:

1/ Road (Md. 26) is a State Road. All improvements, intersections, extra lane requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 27901, executed in conjunction with the development of K-Mart of Branbrook (Building Permit 1343-78), Project 8244.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 179 (1983-1984).

Very truly yours,

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

RM:EA:PM:as

P-SW Key Sheet
24 & 25 NE 32 & 33 Pos. Sheets
NW 6 & 7 H & I Topo
77 Tax Map



Maryland Department of Transportation
State Highway Administration

Louise K. Brinkley
Secretary
M. A. Collier
Assistant

January 26, 1984

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

Attention: Mr. M. Commodari

Re: ZAC Meeting of 1-24-84
ITEM: #179.
Property Owner: Randallstown West Limited Partnership, et al
Location: 259.42' S/W from Liberty Road, Route 26, 430' N/W
Branbrook Drive
Existing Zoning: B.M.
Proposed Zoning: Special Exception for an arcade
Acre: 0.17
District: 2nd

Dear Mr. Jablon:

On review of the site plan of 1-24-84 for a Special Exception for an arcade, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

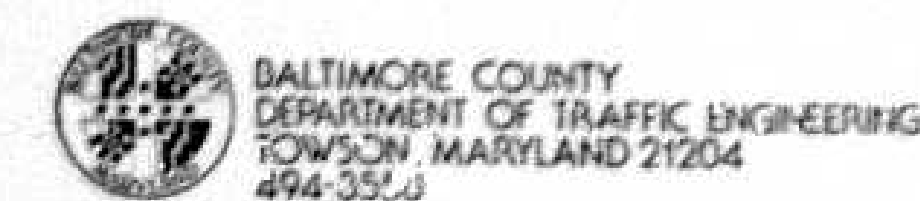
cc: Mr. J. Ogle

By: George Wittman

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations



STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

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

Item No. 176, 177, 179, 182, 183, 184, 187, 188, 189, & 190 ZAC Meeting of Dec. 24, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 176, 177, 179, 182, 183, 184, 187, 188, 189, and 190.

Michael S. Flahigan
Traffic Engineering Assoc. II

MSF/can

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

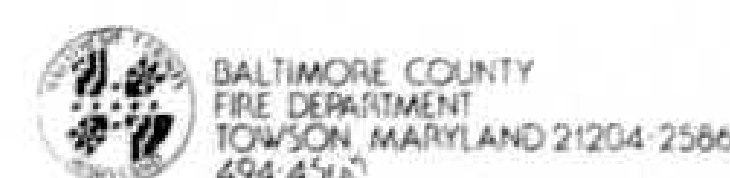
Mr. Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: March 9, 1984
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items
Meeting - January 24, 1984

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 # 177 - James Elliott
- Item # 179 - Randallstown West Limited Partnership, et al
- Item # 183 - Hattie M. Short
- Item # 184 - William H. Beaty, et al
- Item # 185 - Alvin E. Wagnheim
- Item # 194 - Silver Spring Station Joint Venture
- Item # 187 - Francis C. Wehr, et ux
- Item # 189 - Joseph M. Nolan, et ux

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth



PAUL H. REINCKE
CHIEF

February 14, 1984

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Randallstown West Ltd. Partnership, et al
Location: 259.42' S/W from Liberty Rd 430' N/W Brentwood Drive
Item No.: 179 Zoning Agenda: Meeting of January 24, 1984

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

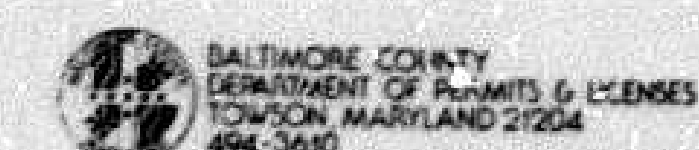
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: Ian J. Forrest, Director
Planning Group
Special Inspection Division

/mb



TED ZALESKI JR.
DIRECTOR

February 1, 1984

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

Dear Mr. Jablon:

Comments on Item # 179 Zoning Advisory Committee Meeting are as follows:

Property Owner: Randallstown West Limited Partnership, et al
Location: 259.42' S/W from Liberty Rd 430' N/W Brentwood Dr.
Existing Zoning: R.M.
Proposed Zoning: Special exception for an arcade

Acres: 0.17
District: 2nd.

The items checked below are applicable:

(X) A. All structures shall conform to the Baltimore County Building Code 1981 Council Bill 4-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

B. A building/other _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproducible seals and signatures are required on Plans and Technical Data.

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

E. At exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 501, Item 2, Section 501 and Table 501, also Section 501.2.

F. Projected variance appears to conflict with the Baltimore County Building Code, Section 5.

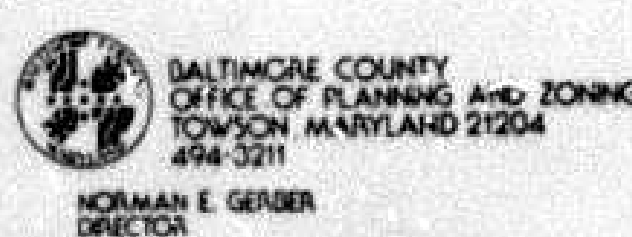
(X) G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer verify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 501.

(X) I. Comments: Provide Handicapped parking for proposed new use, which will be A-3 instead of the current "M" (Mercantile) use.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Area 10 (Plans Review) at 211 N. Chesapeake Ave., Towson.

Charles E. Henson
Plans Review



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

Re: Zoning Advisory Meeting of 1/24/84
Item # 179
Property Owner: Randallstown West Limited Partnership
Location: 259.42' S/W from Liberty Rd 430' N/W Brentwood Dr.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-96 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- (X) The property is located in a traffic area controlled by a "0" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Expense G. B. B. B.
Ziggy A. B. B.
Chief, Current Planning and Development

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Date: January 26, 1984

Z.A.C. Meeting of: January 24, 1984

RE: Item No: 174, 175, 176, 177, 178, 179, 180, 181, 182, 175, 184, 185, 186,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/ln

Enclosures - 17

Samuel A. Tucker, Esquire
718 Equitable Building
Baltimore, Maryland 21202

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
24th day of January, 1984.

Petitioner
Petitioner's
Attorney

Randallstown West
Limited Partnership
(Samuel A. Tucker)

ARNOLD JABLON
Zoning Commissioner

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 289' SW of Liberty
Rd., 430' NW of Brenbrook Rd., : OF BALTIMORE COUNTY
2nd District

RANDALLSTOWN WEST LIMITED Case No. 84-256-X
PARTNERSHIP, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Council in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Council for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Council
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 20th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Samuel A. Tucker, Esquire, 728 Equitable Building, Baltimore, MD 21202, Attorney for Petitioner; and Arcade City Corporation, 5610/14 Reisterstown Rd., Baltimore, MD 21215, Contract Purchaser.

Phyllis Cole Friedman
Phyllis Cole Friedman

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING: Petition for Special Exception

LOCATION: Beginning 289 ft. Southwest of Liberty Road, 430 ft. Northwest of Brenbrook Road

DATE & TIME: Monday, April 2, 1984 at 10:45 A.M.

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

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

Petition for Special Exception for amusement arcade

Being the property of Randallstown West Limited Partnership, et al, as shown on plat plan filed with the Zoning Department.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

KILDE CONSULTANTS, INC.

Subsidiary of Kilde, Inc.

Cable: KIDENGR
Telex: 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

0.17 ACRE PARCEL, BRENBROOK SHOPPING CENTER, LIBERTY

ROAD AND BRENBROOK ROAD, BALTIMORE COUNTY, MARYLAND.

Special Exception for a family arcade in a B.M. Zone.

Beginning at the westernmost corner of the former Carvel Ice Cream Store, said corner being location 289 feet, more or less, as measured southwesterly at right angles, from a point on the southwest side of Liberty Road, 80 feet wide, said point on Liberty Road being distant 430 feet, more or less, as measured northwesterly along said southwest side of Liberty Road from the northwest side of Brenbrook Road, 70 feet wide, running thence binding on the southwest side of said store, (1) S 52° 29' 50" E 90 feet, thence seven courses: (2) N 37° 30' 10" E 15 feet, (3) S 52° 29' 50" E 90 feet, (4) S 37° 30' 10" W 55 feet, (5) N 52° 29' 50" W 90 feet, (6) N 37° 30' 10" E 15 feet, (7) N 52° 29' 50" W 90 feet and (8) N 37° 30' 10" E 25 feet to the place of beginning.

Containing 0.17 of an acre of land.

RWB:rjm J.O. 1-83161 January 3, 1984



CONSULTING ENGINEERS



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

ARNOLD JABLON
ZONING COMMISSIONER

April 5, 1984

Samuel A. Tucker, Esquire
718 Equitable Building
Baltimore, Maryland 21202

IN RE: Petition Special Exception
Beginning 289' SW of Liberty
Road, 430' NW of Brenbrook
Road - 2nd Election District
Randallstown West Limited
Partnership, et al.
Petitioners
Case No. 84-256-X

Dear Mr. Tucker:

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: Mr. David Rosenberg
7901 Crisford Place
Baltimore, Maryland 21208

People's Council

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 23, 1984

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

000
Nicholas B. Commodari
Chairman

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

Samuel A. Tucker, Esquire
718 Equitable Building
Baltimore, Maryland 21202

RE: Case No. 84-256-X (Item No. 179)
Petitioner - Randallstown West
Limited Partnership
Special Exception Petition

Dear Mr. Tucker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In order to legalize the existing use, this hearing is required.

There 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

March 8, 1984

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

Re: Item #179 (1983-1984)
Property Owner: Randallstown West Limited
Partnership, et al
259.42' S/W from Liberty Road 430' N/W
Brenbrook Drive
Acres: 0.17 District: 2nd

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:

Liberty Road (Md. 26) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 27901, executed in conjunction with the development of R-Mart of Brenbrook (Building Permit 1343-78), Project #244.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with Item 179 (1983-1984).

Very truly yours,

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

RAM:EWV:PM:iss

P-SN Key Sheet
24 & 25 NE 32 & 33 Pos. Sheets
NW 6 & 7 H & I Topo
77 Tax Map

Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

January 26, 1984

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

Attention: Mr. N. Commodari

RE: ZAC Meeting of 1-24-84
ITEM: #179.
Property Owner: Randallstown West Limited Partnership, et al
Location: 259.42' S/W from Liberty Road.
Route 26, 430' N/W Brenbrook Drive
Existing Zoning: B.M.
Proposed Zoning: Special Exception for an arcade
Acres: 0.17
District: 2nd

Dear Mr. Jablon:

On review of the site plan of 1-9-84 for a Special Exception for an arcade, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permit

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 619-1350

Twentyfour for copied Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494 4500

PAUL H. REINCKE
CHIEF

February 14, 1984

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Randallstown West Ltd. Partnership, et al
Location: 259.42' S/W from Liberty Rd 430' N/W Brenbrook Drive
Item No.: 179 Zoning Agenda: Meeting of January 24, 1984

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4610

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

February 1, 1984

Dear Mr. Jablon:

Comments on Item # 179 Zoning Advisory Committee Meeting are as follows:

Property Owner: Randallstown West Limited Partnership, et al
Location: 259.42' S/W from Liberty Road 430' N/W Brenbrook Dr.
Existing Zoning: B.M.
Proposed Zoning: Special exception for an arcade

Acres: 0.17
District: 2nd.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

B. A building/ & other _____ shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

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

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of non-burn fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 601, Line 2, Section 1107 and Table 1102, also Section 503.1.

F. Requested variance: appears to conflict with the Baltimore County Building Code, Section _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three (3) sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed use comply with the height/area requirements of Table 502 and the required construction classification of Table 601.

I. Comments: Provide Handicapped parking for proposed new use, which will be A-3 instead of the current "M" (Mercantile) use.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burdman, Chief
Plans Review

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Circle KIDDENGR

Telax 87763

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-6500

Direct Dial Number
321-5512

DESCRIPTION

0.17 ACRE PARCEL, ESENBROOK SHOPPING CENTER, LIBERTY ROAD AND BRENBROOK ROAD, BALTIMORE COUNTY, MARYLAND.

Special Exception for a family arcade in a B.M. Zone.

Beginning at the westernmost corner of the former Carrol Ice Cream Store, said corner being location 289 feet, more or less, as measured southwesterly at right angles, from a point on the southwest side of Liberty Road, 80 feet wide, said point on Liberty Road being distant 430 feet, more or less, as measured northwesterly along said southwest side of Liberty Road from the northwest side of Brenbrook Road, 70 feet wide, running thence binding on the southwest side of said store, (1) S 52° 29' 50" E 90 feet, thence seven courses: (2) N 37° 30' 10" E 15 feet, (3) S 52° 29' 50" E 90 feet, (4) S 37° 30' 10" W 55 feet, (5) N 52° 29' 50" W 50 feet, (6) N 37° 30' 10" E 15 feet, (7) N 52° 29' 50" W 90 feet and (8) N 37° 30' 10" E 25 feet to the place of beginning.

Containing 0.17 of an acre of land.

RWB:rjm

J.O. 1-83163

January 3, 1984



OFFICE COPY

CONSULTING ENGINEERS

IN RE: PETITION SPECIAL EXCEPTION
Beginning 289' SW of Liberty
Road, 430' NW of Brenbrook
Road - 2nd Election District
Randallstown West Limited
Partnership, et al,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-256-X

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

It has been brought to the attention of the Zoning Commissioner that error was made in the Order of April 5, 1984 granting a special exception to the Petitioners herein and their Lessee for an arcade on the subject site.

It was assumed by this Commissioner that the Petitioners were the successors in interest to the special exception granted in Case No. 83-37-X, but this is not true. Case No. 83-37-X involved a request for an arcade within the Luskin's Shopping Center site which is adjacent to the K-Mart Shopping Center within which the instant request for an arcade is made. See the site plan filed in Case No. 83-37-X. That arcade involved 1,470 square feet while this site is 2,250 square feet. It appears that the special exception granted on November 18, 1982 has not been utilized. The Lessee herein began operating an arcade pursuant to that Order on a different site, thereby operating illegally. The fact is that the two Petitions for Special Exceptions involve two different sites.

However, the findings of fact and conclusions of law as stated in the Order of April 5, 1984 are still valid. The requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR) have been satisfied by the Petitioner herein; i.e., there will be no adverse impact on the health, safety, and general welfare if the special exception were granted, no undue traffic congestion will be created as a result (the arcade is but one of many retail uses in this large shopping center anchored by a large K-Mart store), and the arcade is compatible

IN RE: PETITION SPECIAL EXCEPTION
Beginning 289' SW of Liberty
Road, 430' NW of Brenbrook
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ORDER RECEIVED FOR FILING

DATE April 6, 1984

BY [Signature]

with the commercial uses along Liberty Road. The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Although it is obvious that the arcade has been operating illegally, the hearing to grant the special hearing is not to be turned into a violation hearing. Klein v. Colonial Pipeline Co., 462 A.2d 546 (1983).

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15 day of April, 1984, that the Order granting the special exception issued on April 5, 1984 and the restrictions enumerated therein are adopted here, with the addition of one restriction which will be identified as Restriction 7.

7. The special exception granted herein will be in accordance with the site plan prepared by Thomas A. Church, Kidde Consultants, Inc., and accepted into evidence as Petitioners' Exhibit 1.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 6, 1984

BY [Signature]

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DATE April 6, 1984

BY [Signature]

IN RE: PETITION SPECIAL EXCEPTION
Beginning 289' SW of Liberty
Road, 430' NW of Brenbrook
Road - 2nd Election District
Randallstown West Limited
Partnership, et al,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-256-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for an arcade, as shown on Petitioners' Exhibit 1.

The Petitioners' Lessee, Arcade City Corporation, by its Counsel, appeared and testified. A Protestant, David Rosenberg, also appeared and testified.

The subject site, zoned B.M. and located in a shopping center, was previously granted a special exception on November 18, 1982, Case No. 83-37-X. At that time, the shopping center property was owned by Jack Luskin t/a Burningswood Realty, Inc., the Petitioner in that case, who apparently intended to operate the arcade (as then defined by the Baltimore County Zoning Regulations (BCZR)). At some point unclear, the ownership of the property changed and the new owners, the Petitioners herein, leased the arcade to the Lessee. Although in violation of the Order granting the special exception, the Lessee began to operate the arcade. See Restriction 2.

The law regulating arcades has since been changed, and the new law went into effect on February 1, 1984. As a result, the Lessee now comes to request a special exception for an arcade pursuant to the new regulations, thereby correcting any possible violations of the Order previously issued.

The arcade is but one use existing in the shopping center and will provide approximately 55 video games for public use. The existing pool tables will be

removed and there will be no physical expansion. Inasmuch as a special exception, pursuant to the conditions delineated in Section 502.1, BCZR, was previously granted and no testimony was presented to contradict the findings and conclusions determined therein, a heavy burden is required of the Protestants for the instant special exception to be denied.

The shopping center has access from Liberty Road and Brenbrook Road, which is perpendicular to Liberty Road. No left hand turn is permitted directly from the shopping center onto Liberty Road. Cars wanting to turn left must proceed by way of Brenbrook Road to Liberty Road, where there is a traffic light.

Mr. Rosenberg argues that too many cars leaving the center make illegal left hand turns and that the resulting traffic congestion is the fault of the Lessee, or at least he so implies. He argues that competition is too great in the Liberty Road corridor and that the Lessee should not be permitted to operate. In fact, the Protestant owns an arcade about one mile west in Deer Park Mall. The Protestant feels that the area has become saturated with arcades. In addition, he argues that the special exception should be denied because the Lessee has continuously violated the Order in Case No. 83-37-X.

The Petitioner seeks approval for an arcade pursuant to Sections 423(b) and 502.1, BCZR.

Mr. Rosenberg wants the special exception denied because of repeated violations of the prior Order, however, this hearing is for permission to operate an arcade and not a hearing involving alleged violations. It would be an improper exercise of the Zoning Commissioner's authority to transform the zoning application proceedings into a violation and enforcement process. Klein v. Colonial Pipeline Co., 462 A.2d 546 (1983).

...it is beyond the authority of a board of adjustment to decline to issue a special permit because of prior violations by the applicant...nor is a special permit be

refused because the applicant committed isolated and minor violations of the conditions of a previous permit. See Anderson, American Law Zoning, Section 19.24 (1976). Whether there have been violations is immaterial. The special exception requested here must be judged solely by the standards enunciated in Section 502.1.

It is clear that the BCZR permit the use requested in a B.M. Zone by special exception. It is equally clear that the use would not be detrimental to the primary business uses in the vicinity of the arcade. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioners should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5 day of April, 1984, that the Petition for Special Exception for an arcade be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The hours of operation shall be from 11:00 a.m. to 12:00 p.m., Monday through Thursday; 11:50 a.m. to 1:00 a.m., Friday and Saturday; and 12:00 noon to 12:00 midnight, Sunday.
2. No one under the age of 18 years shall be permitted on the premises from 11:00 a.m. to 2:30 p.m., Monday through Friday.
3. Rules for play and conduct required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced.
4. One of the owners or a full-time manager designated by the owners as the responsible party and for whose conduct the owners hereby expressly assume responsibility shall be on the premises from 11:00 a.m. to 6:00 p.m., Monday through Friday, and one of the owners or the aforementioned full-time manager and at least one other person in authority shall be on the premises from 6:00 p.m. Friday to 12:00 midnight Sunday to strictly enforce these restrictions and those of the management.
5. A guard, whether in uniform or not, in addition to the above, shall be provided from at least 6:00 p.m. until closing each night and at such other times as the volume of business is comparable and/or security is needed to maintain a wholesome family atmosphere. Said guard shall have the duty to secure the area outside and immediately adjacent to the arcade as part of that responsibility.
6. A maximum of 55 amusement devices shall be located on the site, and any increase in the number of devices shall be subject to a public hearing to amend this Order.

7. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE April 6, 1984
BY John P. Long

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IN RE: PETITION SPECIAL EXCEPTION
Beginning 289' SW of Liberty
Road, 430' NW of Brenbrook
Road - 2nd Election District
Randallstown West Limited
Partnership, et al,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-256-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The subject site, zoned B.M. and located in a shopping center, was previously granted a special exception on November 10, 1982, Case No. 83-37-X. At that time, the shopping center property was owned by Jack Luskin t/a Burningswood Realty, Inc., the Petitioner in that case, who apparently intended to operate the arcade (as then defined by the Baltimore County Zoning Regulations (BCZR)). At some point unclear, the ownership of the property changed and the new owners, the Petitioners herein, leased the arcade to the Lessee. Although in violation of the Order granting the special exception, the Lessee began to operate the arcade. See Restriction 2.

The law regulating arcades has since been changed, and the new law went into effect on February 1, 1984. As a result, the Lessee now comes to request a special exception for an arcade pursuant to the new regulations, thereby correcting any possible violations of the Order previously issued.

The arcade is but one use existing in the shopping center and will provide approximately 55 video games for public use. The existing pool tables will be

refused because the applicant committed isolated and minor violations of the conditions of a previous permit. See Anderson, American Law Zoning, Section 19.24 (1976). Whether there have been violations is immaterial. The special exception requested here must be judged solely by the standards enunciated in Section 502.1.

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The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

7. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

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

ARNOLD JABLON
ZONING COMMISSIONER

March 19, 1984

Samuel A. Tucker, Esquire
718 Equitable Building
Baltimore, Maryland 21202

Re: Petition for Special Exception
Beg. 289' SW of Liberty Rd., 430' NW
of Brenbrook Road
Randallstown West Limited Partnership, et al, Petitioners
Case No. 84-256-X

Dear Mr. Tucker:

It is to advise you that \$55.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

DATE April 2, 1984 ACCOUNT B-21-444-000

AMOUNT \$55.00

RECEIVED Samuel A. Tucker, Esquire
FOR Advertising & Posting Case No. 84-256-X

445000000530000 40264

VALIDATION FOR SIGNATURE OF CASHIER

Cost of Advertisement, \$ 18.00

Cost of Advertisement, \$ 15.00

Cost of Advertisement	\$20.00
-----------------------	---------

Cost of Advertisement.....\$20.00

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

FUNCTION	Wall Map		Original		Duplicate		Tracing		800 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: _____
 Change in outline or description _____ Yes
 _____ No
 Previous case: 83-37-X Map # _____

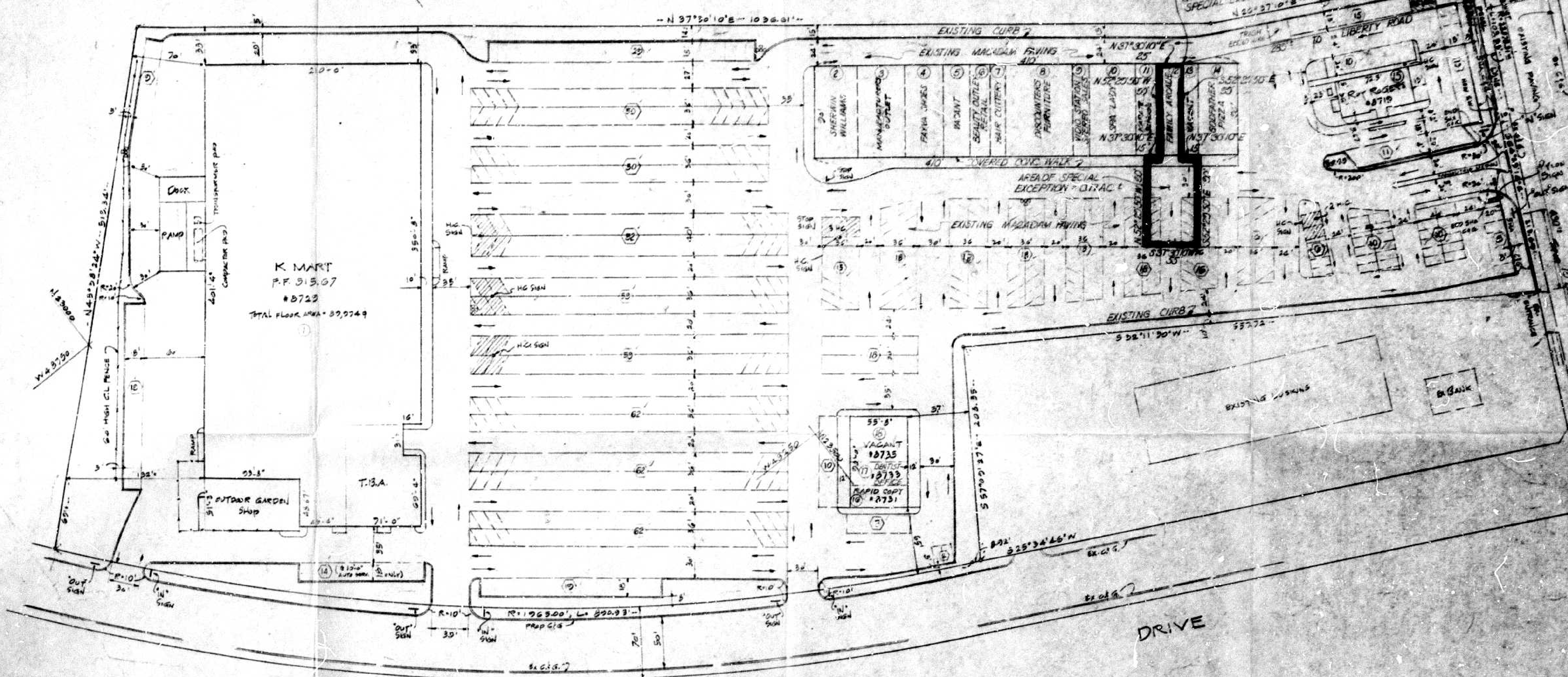
District 2nd Date of Posting 3-15-54
 Posted for: Special Inspection
 Postman: Arcade City Bellaid Club
 Location of property: Beginning S.E. 1/4, South west of Liberty Rd.
4.30 ft. northward of Broadacre Road
 Location of Sign: sign in front window of subject building 11; 1 location sign
in Liberty Rd. approx. S. 1/4 N.W. 1/4 Broadacre Rd. 1 location sign north
side of Broadacre Road approx. 700' west of Liberty Road.
 Posted by: A. J. Roth Date of return: 3-22-54
 Number of Signs: 3

Re: Petition for Special Exception
beginning 209 S. Southwest of Liberty Rd., 430 S.
Northwest of Bear Creek Road
Randallston West Limited Partnership, et al, Pet
Case No. 14-236-X

Zoning Commissioner
of Baltimore County

6 453000251000010 5115A

VALIDATION OR SIGNATURE OF CASHIER



GENERAL NOTES

1. AREA OF PROPERTY - 14.66 ACRES
2. EXISTING ZONING OF PROPERTY - "BM"
3. EXISTING USE OF PROPERTY - NEIGHBORHOOD SHOPPING CENTER
4. PROPOSED ZONING OF PROPERTY - "BM" AND "BM" WITH SPECIAL EXCEPTION FOR FAMILY ARCADE
5. AREA OF SPECIAL EXCEPTION - 0.17 ACRES
6. PARKING REQUIREMENTS - SEE TABLE
7. TOTAL NUMBER OF SPACES REQUIRED - 763 SPACES
8. TOTAL NUMBER OF SPACES EXISTING - 801 SPACES (FIELD COUNT)
9. SITE IS LOCATED IN THE GWYNNS FALLS DRAINAGE AREA
10. ALL UTILITIES EXISTING WITHIN THE SITE AND CONNECT TO EXISTING COUNTY UTILITIES
11. SEE PETITION 02-99 A FOR SIGN VARIANCE GRANTED AUGUST 26, 1982 (VARIANCE WAS TO ALLOW A TOTAL SIGN AREA OF 276.50 FT INSTEAD OF 190.50 FT)

BRENBROOK

PARKING TABULATION				
OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQ'D
1. K MART (INCLUDING GARDEN SHOP)	RETAIL	89,975	1/1000	4,344
2. K MART (BEAUTY OFFICE & BATHS)	SERVICE GAR./OFFICE	5,475	1/1000	31.3
3. SHERWIN WILLIAMS	RETAIL	4,050	1/1000	20.2
4. MANUFACTURERS OUTLET	RETAIL	4,200	1/1000	20.2
5. FAYIA JEWELRY	RETAIL	3,150	1/1000	15.0
6. VACANT	RETAIL	2,250	1/1000	11.3
7. BEAUTY OUTLET	RETAIL	1,800	1/1000	9.0
8. HAIR CUTTERY	BEAUTY SHOP	1,350	1/1000	4.5
9. FURNITURE DISCOUNTERS	RETAIL	5,800	1/1000	29.0
10. VACANT	RETAIL	1,800	1/1000	9.0
11. SPA LADY	HEALTH CENTER	4,050	1/1000	20.2
12. KARATE SCHOOL	SCHOOL	4,000	1/1000	20.0
13. FAMILY ARCADE	AMUSEMENT CENTER	2,250	1/1000	11.3
14. VACANT	RETAIL	1,350	1/1000	6.8
15. GODFATHER PIZZA	RESTAURANT	3,600	1/1000	18.0
16. RORY RODGERS	RESTAURANT	2,640	1/1000	13.2
17. RAPID COPY	RETAIL	1,111	1/1000	5.6
18. GROSSMAN DENTAL ASSOCIATION	MEDICAL OFFICE	1,111	1/1000	5.6
19. VACANT	RETAIL	2,700	1/1000	13.5
TOTAL		2,700	1/1000	13.5

PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION FOR SPECIAL EXCEPTION AT

BRENBROOK SQUARE SHOPPING CENTER
BRENBROOK DRIVE & LIBERTY ROAD
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=50' JANUARY 2, 1984

Tom 4/19



GENERAL NOTES

1. AREA OF PROPERTY - 14.66 ACRES
2. EXISTING ZONING OF PROPERTY - "BM"
3. EXISTING USE OF PROPERTY - NEIGHBORHOOD SHOPPING CENTER
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8. B. TOTAL NUMBER OF SPACES EXISTING - 801 SPACES (FIELD COUNT)
9. SITE IS LOCATED IN THE GWYNNS FALLS DRAINAGE AREA
10. ALL UTILITIES EXISTING WITHIN THE SITE AND CONNECT TO EXISTING COUNTY UTILITIES
11. SEE PETITION 02-29 A FOR SIGN VARIANCE GRANTED AUGUST 28, 1998 (VARIANCE WAS TO ALLOW A TOTAL SIGN AREA OF 276.38 FT INSTEAD OF 190.00 FT)



BRENBROOK

PARKING REQUIREMENTS			
OCCUPANCY	USE	SQ. FT.	PARK. REQ'D.
1. K-MART (INCLUDING BACKYARD)	RETAIL	85,000	1,200
2. T.B.A. (T.B.A. OFFICE & STORAGE)	SERVICE GAR./OFFICE	24,700	370
3. SHERWIN WILLIAMS	RETAIL	4,000	20
4. MANUFACTURER'S OUTLET	RETAIL	4,000	20
5. FAY'S SALES	RETAIL	3,100	15
6. VACANT	RETAIL	2,100	11
7. BEAUTY OUTLET	RETAIL	1,800	9
8. HAIR CUTTERY	BEAUTY SHOP	1,350	7
9. FURNITURE DISCOUNTERS	RETAIL	3,850	23
10. TONIC STATION	RETAIL	1,200	6
11. SPA LADY	HEALTH CENTER	4,000	13
12. KARATE SCHOOL	SCHOOL	1,800	9
13. FAMILY ARCADE	AMUSEMENT CENTER	2,200	7
14. VACANT	RETAIL	1,350	7
15. GOODFATHER PIZZA	RESTAURANT	3,600	12
16. RYAN RODGERS	RESTAURANT	2,600	13
17. RAPID COPY	RETAIL	1,100	6
18. GROSSMAN DENTAL ASSOCIATION	DENTAL OFFICE	1,100	6
19. VACANT	RETAIL	2,700	14
TOTAL		278,000	763

PLAT TO ACCOMPANY DESCRIPTION
FOR
SPECIAL EXCEPTION
AT
BRENBROOK SQUARE SHOPPING CENTER
BRENBROOK DRIVE & LIBERTY ROAD
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=30' JANUARY 3, 1999

Tom W/19