

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Arcade as use in combination with a Skating Rink (10 Machines).

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address

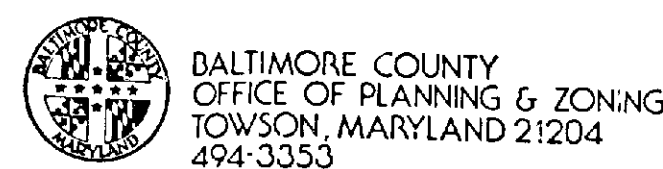
Legal Owner(s):
Oscar R. Rommel
(Type or Print Name)
Signature
Orpah L. Rommel
(Type or Print Name)
Signature
103 Kenilworth Park Circle Apt. 3 C
Address
Towson, Maryland 21204
City and State
Phone No. 337-8915
8843 Orchard Tree Lane, Towson, Md. 21204
Address
Phone No. 321-4451

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of January, 1985, 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 5th day of February, 1985, at 9:45 o'clock P.M.

Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th
Posted for Special Exception for use of arcade
Petitioner: Oscar R. Rommel, et ux
Location of property: W/S Eyring Ave., 200' N of Eastern Ave.
Location of Signs: Along Eyring Ave. on both sides of Eyring Ave. on property of Petitioner - Rommel, et ux.
Remarks: Signs will be on both sides of Eyring Ave. on property of Petitioner - Rommel, et ux.
Posted by: [Signature]
Number of Signs: 1
Date of return: 1/17/85



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 7, 1985

Mr. Michael A. Rommel
8843 Orchard Tree Lane
Towson, Maryland 21204

RE: Petitions for Special Exception
W/S of Eyring Ave., 200' N of Eastern Ave. - 15th Election District
Case No. 85-215-X

E/S of York Road, 660' N of the c/l of Hillside Ave. (10755 York Road) - 8th Election District
Case No. 85-216-X

SE/S of Belair Rd., 410' SW of Ridge Road (8023 Belair Road) 14th Election District
Case No. 85-217-X

Oscar R. Rommel, et ux - Petitioners

SW/S of Old North Point Rd., 478' SE of the c/l of Merritt Blvd. (1111 Old North Point Road) 12th Election District
Case No. 85-218-X

Old Carriage Associates - Petitioner

Dear Mr. Rommel:

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

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

JMHJ:ech

cc: Mr. and Mrs. Oscar R. Rommel
103 Kenilworth Park Circle, Apt. 3-C
Towson, Maryland 21204
People's Counsel

Petition For Special Exception
15th Election District
LOCATION: West side of Eyring Avenue, 200 feet North of Eastern Avenue.
DATE AND TIME: Tuesday, February 8, 1985, at 9:45 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 Exception for an arcade as use in combination with a skating rink (10 machines).
Being the property of Oscar R. Rommel, et ux, as shown on the plat filed with the Zoning Office.
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

The Times

Middle River, Md.

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 17th day of January, 1985.
Publisher.

Mr. and Mrs. Oscar R. Rommel
103 Kenilworth Park Circle, Apt. 3-C
Towson, MD 21204

NOTICE OF HEARING

RE: Petition for Special Exception
W/S Eyring Ave., 200' N of Eastern Avenue
Oscar R. Rommel, et ux - Petitioners
Case No. 85-215-X

TIME: 9:45 a.m.
DATE: Tuesday, February 5, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. Michael A. Rommel
8843 Orchard Tree Lane
Towson, MD 21204

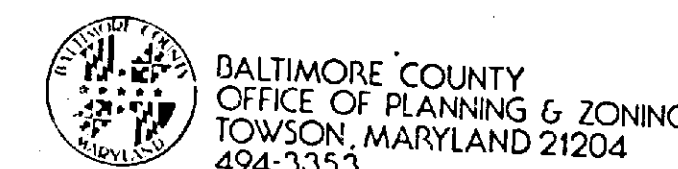
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 135896
DATE 1/16/85 ACCOUNT R-41-615-670
AMOUNT \$107.⁰⁰
RECEIVED FROM [Signature]
FOR: February 6, 1985 160 Rommel
Q 021*****100601a 0066F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 17, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 17, 1985.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising \$18.00



ARNOLD JABLON
ZONING COMMISSIONER

January 29, 1985

Mr. and Mrs. Oscar R. Rommel
103 Kenilworth Park Circle, Apt. 3C
Towson, Maryland 21204

RE: Petition for Special Exception
W/S Eyring Ave., 200' N of Eastern Avenue
Oscar R. Rommel, et ux - Petitioners
Case No. 85-215-X

Dear Mr. and Mrs. Rommel:

This is to advise you that \$41.74 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 n 113, County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 004964
DATE 2/5/85 ACCOUNT R-41-615-670
AMOUNT \$41.74
RECEIVED FROM Michael A. Rommel
FOR: Adv. and posting - Case No. 85-215-X
Q 021*****41741a 0066F
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Eyring Ave., 200' N of Eastern Ave., 15th District : OF BALTIMORE COUNTY
OSCAR R. ROMMEL, et ux, : Case No. 85-215-X
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel 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 Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 11th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Oscar R. Rommel, 103 Kenilworth Park Circle, Apt. 3 C, Towson, MD 21204, Petitioners; and Mr. Michael A. Rommel, 8843 Orchard Tree Lane, Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

ZONING DESCRIPTION - SKATLAND - ESSEX

Beginning on the west side of Eyring Avenue, 40 feet wide, 200 feet north of Eastern Avenue. Running thence South 77 degrees 35 minutes 20 seconds West 377.50 feet, North 12 degrees 24 minutes 40 seconds West 300 feet, North 77 degrees 35 minutes 20 seconds East 377.50 feet and South 12 degrees 24 minutes 40 seconds East 300 feet to the place of beginning. Containing 2.6 more or less Acres and known as Skatland - Essex, in the 15TH Election District.

PETITION FOR SPECIAL EXCEPTION 15th Election District

LOCATION: West side of Eyring Avenue, 200 feet North of Eastern Avenue

DATE AND TIME: Tuesday, February 5, 1985 at 9:45 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:

Petition for Special Exception for an arcade as a use in combination with a skating rink (10 machines).

Being the property of Oscar R. Rommel, et ux as shown on the plat filed with the Zoning Office.

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

RE: PETITIONS FOR SPECIAL EXCEPTION
W/S of Eyring Avenue, 200' N of Eastern Avenue - 15th Election District
Case No. 85-215-X, Item No. 160

E/S of York Road, 660' N of the c/l of Hillside Avenue (10755 York Road) - 8th Election District :
Case No. 85-216-X, Item No. 161

SE/S of Belair Road, 410' SW of Ridge Road (8023 Belair Road) 14th Election District
Case No. 85-217-X, Item No. 162

Oscar R. Rommel, et ux
Petitioners

SW/S of Old North Point Road, 478' SE of the c/l of Merritt Blvd. (1111 Old North Point Road) 12th Election District
Case No. 85-218-X, Item No. 163

Old Carriage Associates
Petitioner

The petitioners herein request special exceptions to utilize portions of four existing buildings for uses as arcades in combination with skating rinks. Testimony presented on behalf of the petitioners indicated that three of sites (Eyring Avenue, York Road and Belair Road) are owned by Oscar R. and L. Rommel. The additional site on Old North Point Road is owned by Old Carriage Associates, which is comprised of five partners including Oscar R. Rommel and Michael A. Rommel who operates all four skating rinks.

The petitioners propose using lounge areas for a limited number of amusement devices - ten (10) machines at the Eyring Avenue, Belair Road and Old North Point locations and twelve (12) at the York Road site. The arcades will include, but will not be limited to, video games, ski ball and kiddy rides. The arcades will be available only for skating rink customers during those hours that the rinks are open.

No one appeared in protest.

After due consideration of the testimony and evidence presented and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety and general welfare of the community not being adversely affected, the special exceptions should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of February, 1985, that the herein Petitions for Special Exceptions to permit arcades at the above referenced locations as uses in combination with skating rinks are GRANTED, from and after the date of this Order, subject to the following:

1. No more than 10 machines shall be placed in the Eyring Avenue, Belair Road and Old North Point Road locations and no more than 12 machines at the York Road skating rink.
2. All machines shall be located in the 12' X 60' lounge areas.
3. The arcades shall not be available to the public unless the skating rinks are open and shall be available only to those customers using the skating rinks that day.
4. The petitioners shall redline a copy of the submitted plan, (J.S.T. Engineering Co., Inc., dated November 9, 1984, and marked Petitioners' Exhibit 1 in each case) to indicate the existing landscaping on each site.

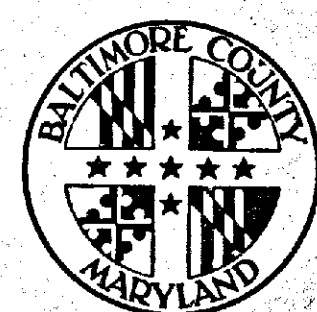
John M. H. Jones
Deputy Zoning Commissioner
of
Baltimore County

ORDER RECEIVED FOR FILING
DATE February 7, 1985
BY John M. H. Jones
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 17, 1985

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

SUBJECT: Zoning Petitions No. 85-210-A, 85-212-A, 85-214-A, 85-215-A, 85-216-A, 85-217-X & 85-218-X

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

Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:bjs

85-215-X

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 18th day of December, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Oscar R. Rommel, et ux Received by Nicholas B. Commodari
Petitioner's Attorney Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 28, 1985

Mr. Michael A. Rommel
8843 Orchard Tree Lane
Towson, Maryland 21204

RE: Item No. 160 - Case No. 85-215-X
Petitioner - Oscar R. Rommel, et ux
Special Exception Petition

Dear Mr. Rommel:

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: J.S.T. Engineering Co., Inc.
4903 Belair Road
Baltimore, Maryland 21206

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

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

Re: Item #160 (1984-1985)
Property Owner: Oscar R. Rommel, et ux
W/S Eyring Ave., 200' N. Eastern Ave.
Acres: 2.6
District: 15th

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 utilities exist and highway improvements are not directly involved. Eyring Avenue is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:FWR:ss

1-SW Key Sheet
7 NE 30 Pos. Sheet
NE 2 H Topo
97 Tax Map

STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

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

ZAC- Meeting of December 18, 1984

Item No. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, & 167
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 & 167.

Michael S. Flanagan
Traffic Engineering Assoc. III

MEF/can

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

Re: Zoning Advisory Meeting of 12/18/84
Item # 160
Property Owner: OSCAR R. ROMMEL, ET UX
Location: W/S EYRING AVE. 200' N. EASTERN AVE.

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.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on landscaping should be provided on this site and shown on the plan.
- ☒ 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
- ☒ The property is located in a traffic area controlled by a "B" 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:

Eugene A. Boser
Chief, Current Planning and Development

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

December 18, 1984

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Oscar R. Rommel, et ux

Location: W/S Eyring Avenue 200' N. from Eastern Avenue

Item No.: 160 Zoning Agenda: Meeting of 12/18/84

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead 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.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Office Fire Prevention Bureau
Special Inspection Division

/mb

December 28, 1984

ED ZAJACK, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 160 Zoning Advisory Committee Meeting are as follows:

Property Owner: Oscar R. Rommel, et ux
Location: W/S Eyring Avenue 200' N. Eastern Avenue
Existing Zoning: E.L. & S.R.
Proposed Zoning: Special exception for an Arcade in combination with a skating rink (10 machines).

Acres:
District:

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/ & other Miscellaneous
- (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 groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- (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, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (I) Comments - Building shall comply with Section 507.1.2 for sprinklers, exits, posting, and fire alarms. Other Code requirements will be found in Table 302.7. Show handicapped parking spaces, signs, building access, curb cuts, etc. on revised plans.

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,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

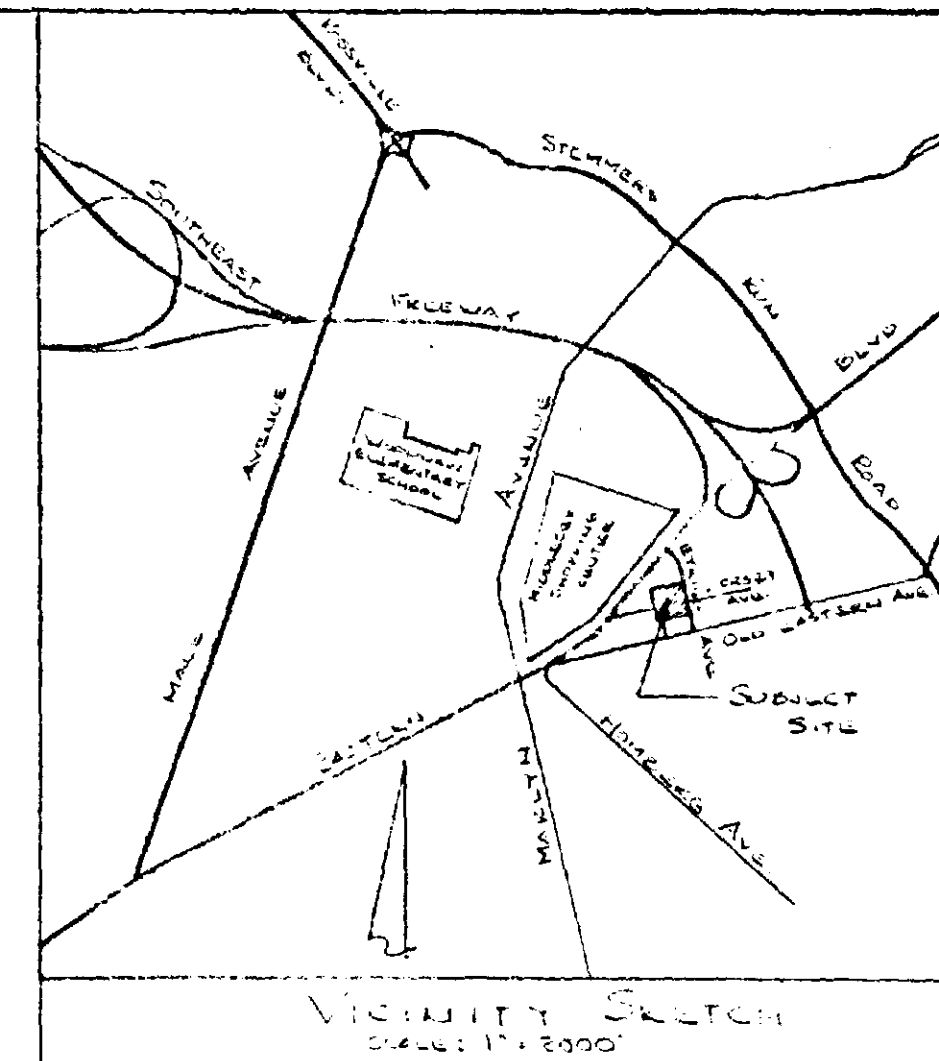
CEB:es

Notes:

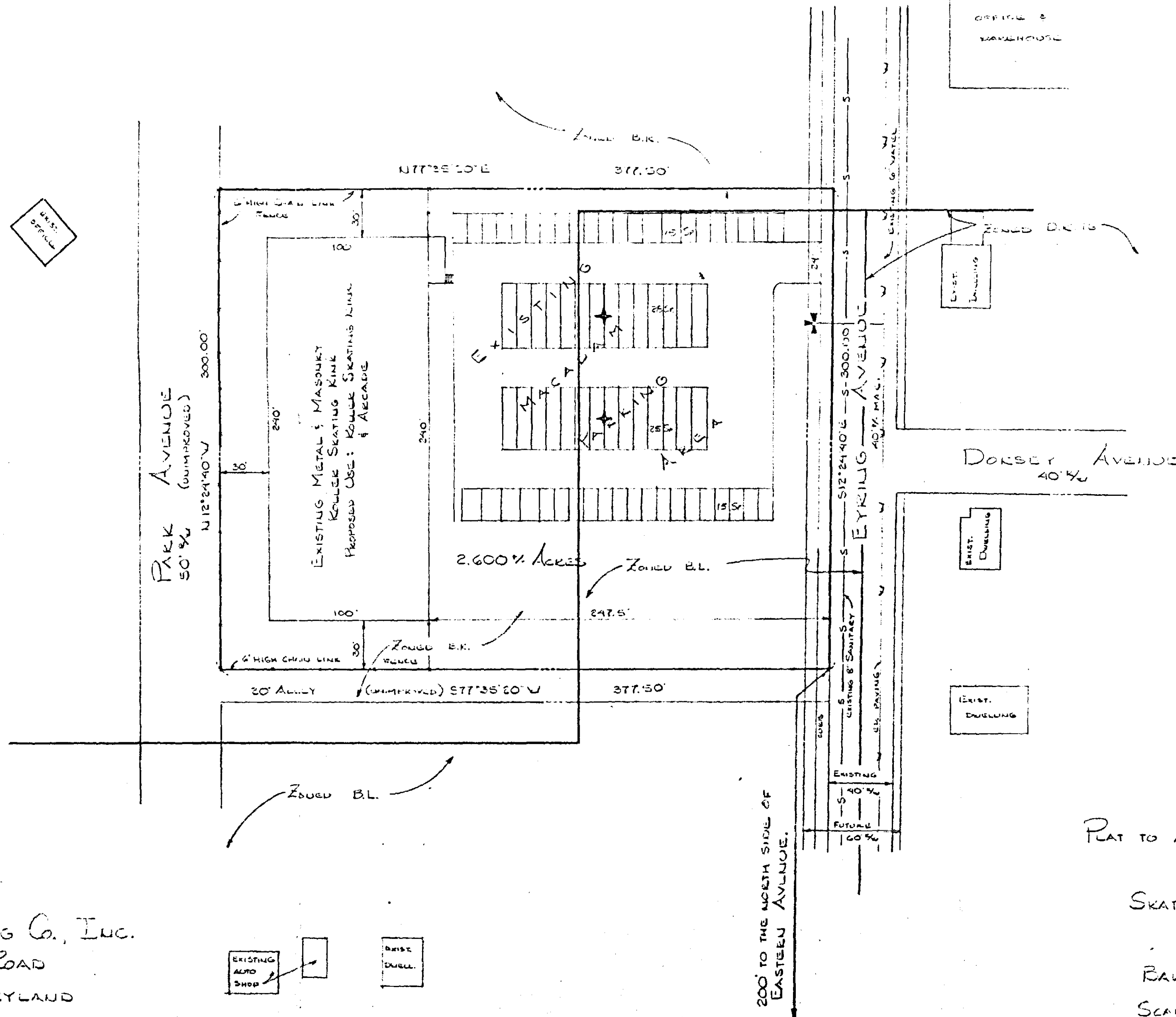
Offset Parking Required
Roller Skating Rink 24,000 SF / 300 = 80 spaces
Offset Parking Provided 83 spaces

EXISTING
OFFICE &
WAREHOUSE

EXISTING
OFFICE &
WAREHOUSE



VICINITY SKETCH
SCALE: 1" = 2000'



[Handwritten signature]

MAP: 4B
102-11
12/13
X
4B
FINAL
BY: _____

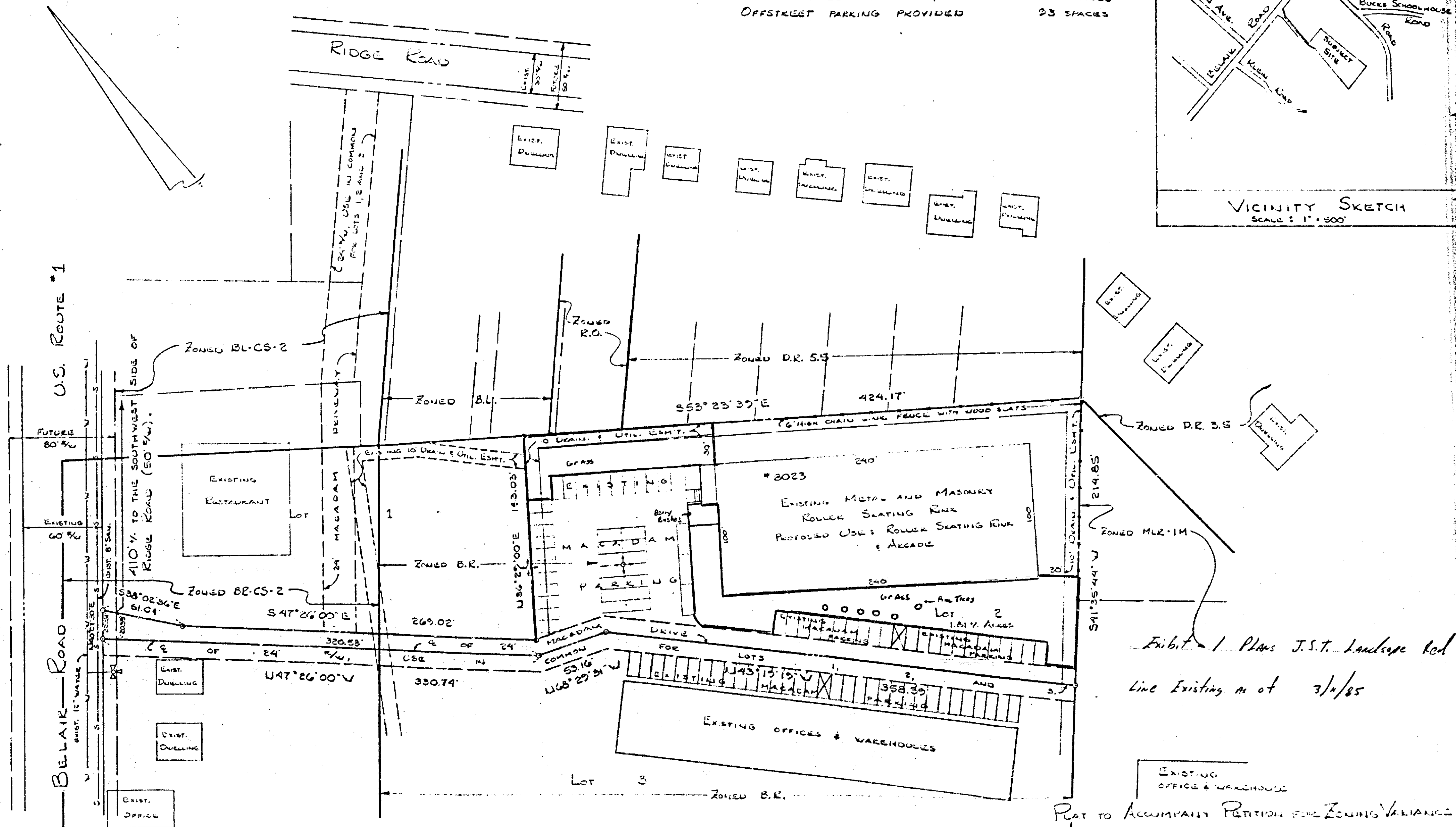
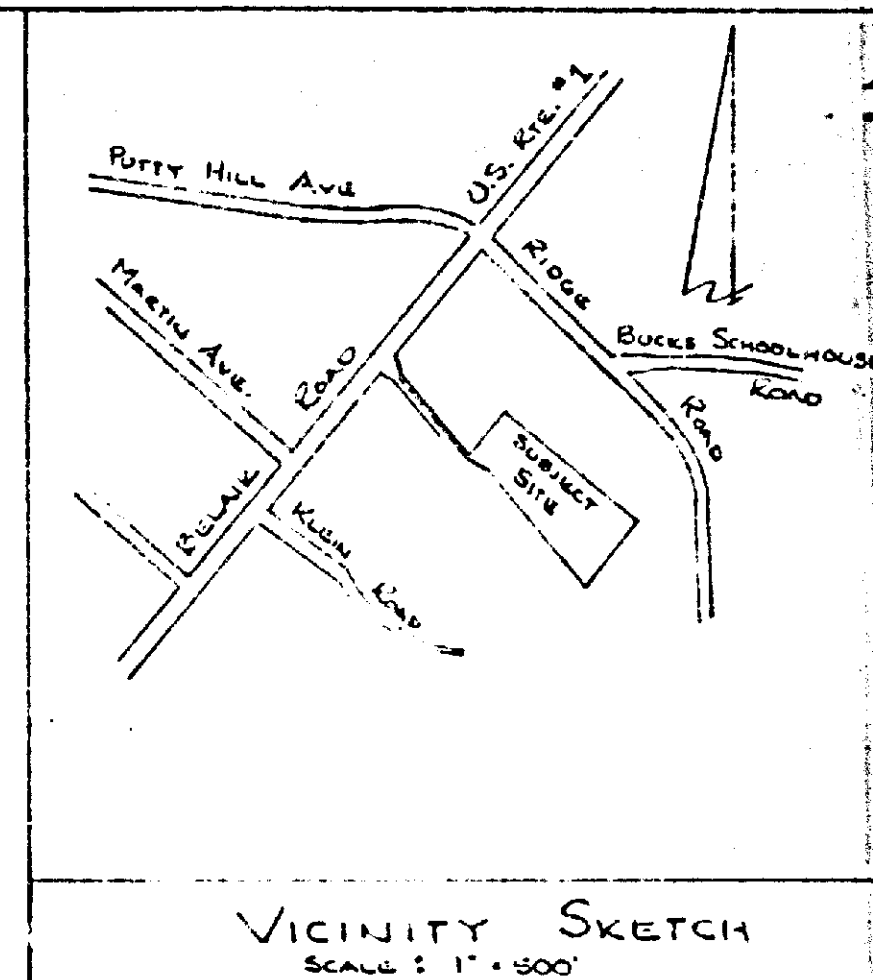
#160

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
FOR
SKATELAND - EYRING AVENUE
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: 11-9-84

PETITIONER'S
EXHIBIT 1

J.S.T. ENGINEERING CO., INC.
4303 BELAIR ROAD
BALTIMORE, MARYLAND
21206

OFFSTREET PARKING REQUIRED
KOLLER KINK 29,000 SF./300 + 80 SPACES
OFFSTREET PARKING PROVIDED 23 SPACES



J.S.T. ENGINEERING Co., INC.
4903 BELAIR ROAD
BALTIMORE, MARYLAND
21206

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
FOR

*3023 BELAIR ROAD
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: 11-2-84

95-217-X