

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
(12 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)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of December, 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 proper notice be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 5th day of February, 1985, at 10:15 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

THROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: January 17, 1985
SUBJECT: Zoning Petitions Nos. 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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 28, 1985

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

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

ofo
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

RE: Item No. 161 - Case No. 85-216-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 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 #161 (1984-1985)
Property Owner: Oscar R. Rommel, et ux
E/S York Rd. 660' N. from centerline
Hillside Ave.
Acres: 1.96
District: 8th

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:

York Road (Md. 45) 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.

Very truly yours,

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

JAM:EAM:FWR:ss

V-SE Key Sheet
67 & 68 NW 5 & 6 Pos. Sheets
NE 17 B Topo
42 & 51 Tax Maps

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

STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

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

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.

MSF/cam

Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

December 21, 1984

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-18-84
ITEM: #161.
Property Owner: Oscar R. Rommel, et ux
Location: E/S York Rd.
Route 45, 660' N. from c/l
Hillside Avenue
Existing Zoning: B.M. & D.R.
3.5
Proposed Zoning: Special
Exception for an Arcade in
combination with a Skating
Rink (12 machines)
Acres: 1.96
District: 8th

Dear Mr. Jablon:

On review of the submittal of 11-9-84, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

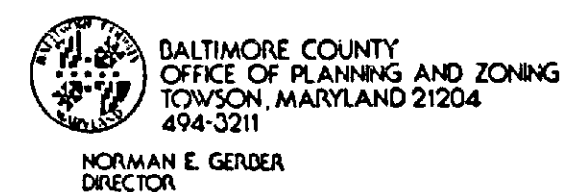
CL:GW:mat

By: George Wittman

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired 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

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



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

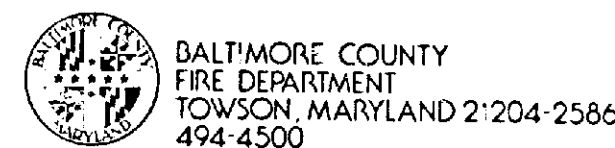
Re: Zoning Advisory Meeting of 12/14/84
Item # 161
Property Owner: OSCAR R. ROMMEL, et ux
Location: E/S York Rd. 660' N. of Hillside Ave.

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 22-98 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 1/11/85.
- ☒ 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. Bober
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

December 18, 1984

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

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

Location: E/S York Road 660' N. from c/l Hillside Avenue

Item No.: 161 Zoning Agenda: Meeting of 12/18/84

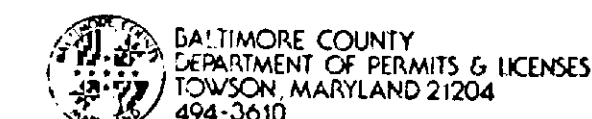
Gentlemen:

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 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.

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

/mb



December 28, 1984

TEO ZALESKI JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item #161 Zoning Advisory Committee Meeting are as follows:

Property Owner: Oscar R. Rommel, et ux
Location: E/S York Road 660' N. from c/l Hillside Avenue
Existing Zoning: B.M. & D.R. 3.5
Proposed Zoning: Special exception for an Arcade in combination with a skating rink (12 machines).

Acres: 1.96
District: 8th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 State of Maryland Code for the Building and Code, and other applicable Codes.
- (X) A building/structure shall be required before beginning construction. Permits for machines are required.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. Showing location of machines and exiting of the structure.
- () An exterior wall erected within 5'0" for Commercial uses or 3'0" for One and Two Family use group 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 1107 and Table 1102, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- () 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.
- () 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 502 and the required construction classification of Table 401.
- () Comments

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

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 660' N of : OF BALTIMORE COUNTY
the Centerline of Hillside Ave., :
(20755 York Rd.), 8th District :
OSCAR R. ROMMEL, et ux, : Case No. 85-216-X
Petitioners :
: : : : :
ENTRY OF APPEARANCE

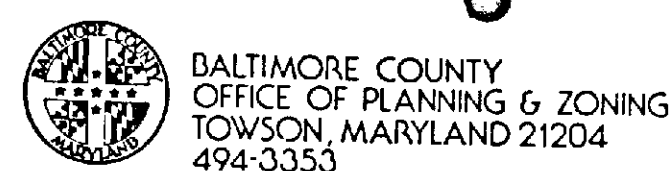
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
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, Petitioners; and Mr. Michael A. Rommel, 8843 Orchard Tree Lane, Towson, MD 21204, who requested notification.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



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
[Signature]
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH:rob

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

People's Counsel

December 27, 1984

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

NOTICE OF HEARING

RE: Petition for Special Exception
E/S York Rd., 660' N of the c/l
of Hillside Avenue (10755 York Rd.)
Oscar R. Rommel, et ux - Petitioners
Case No. 85-216-X

TIME: 10:15 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. 135893

DATE: 12-6-84 ACCOUNT: 01-615-071

AMOUNT: 100⁰⁰

RECEIVED FROM: *[Signature]*
FOR: *[Signature]*

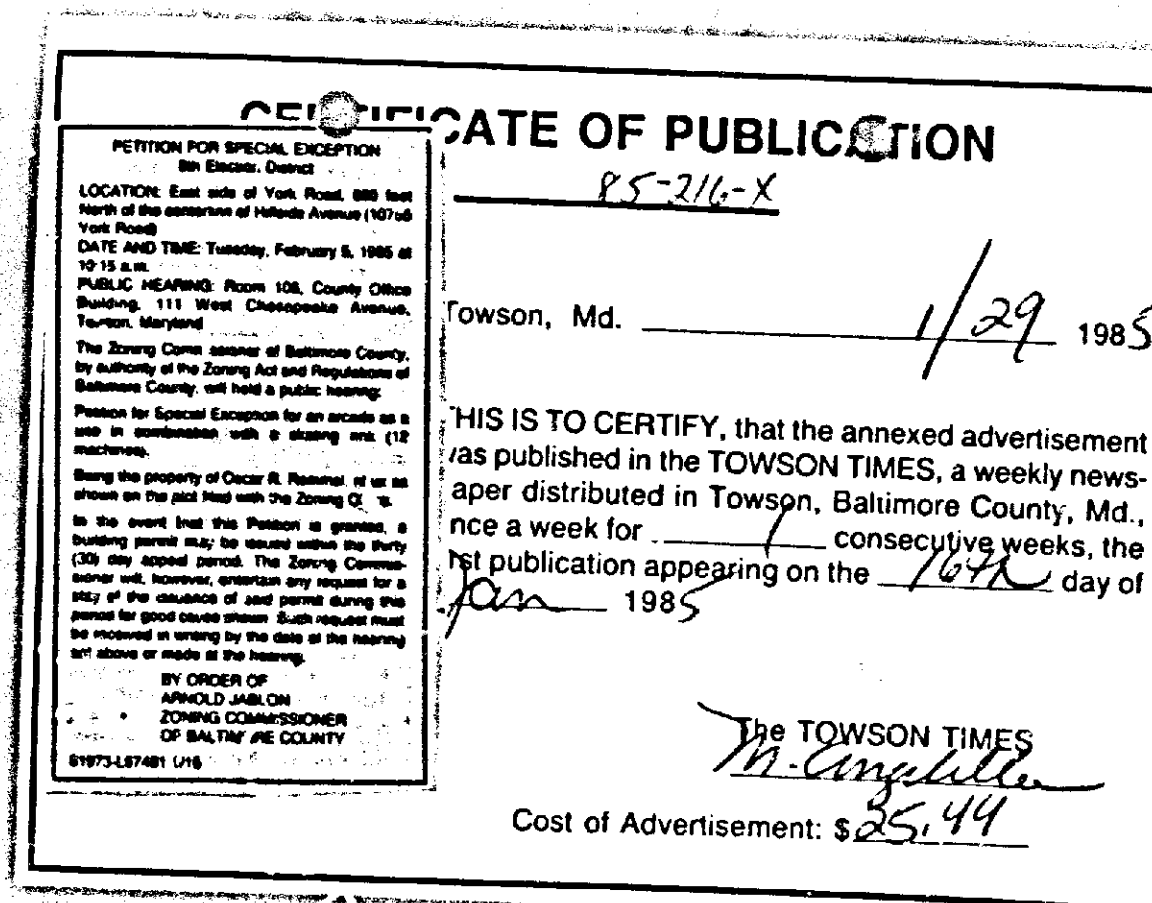
0 022*****1000018 \$064F

VALIDATION ON SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-216-X
12:53 P.M.

District: 874 Date of Posting: 1/14/85
Posted for: Special Exception for an arcade
Petitioner: Oscar R. Rommel, et ux
Location of property: E/S York Rd., 660' N of Hillside Ave.
10755 York Rd., 21030
Location of Signs: Facing York Rd., Approx. 25' E. of intersection of York Rd. & Hillside Ave.
5' E. of driveway leading to property at Baltimore
Remarks: Sign reads: 21030 York Rd. E. of Baltimore Property
Posted by: *[Signature]* Date of return: 1/18/85
Number of Signs: 1



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,

Publisher

Cost of Advertising

#22.10

PETITION FOR SPECIAL EXCEPTION
8th Election District
LOCATION: East side of York Road, 660 feet North of the centerline of Hillside Avenue (10755 York Road)
DATE AND TIME: Tuesday, February 5, 1985 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: Petition for Special Exception for an arcade as a use in combination with a skating rink (12 machines).
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
Jan. 17.

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

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
E/S York Road, 660' N of the c/l
of Hillside Avenue (10755 York Road)
Oscar R. Rommel, et ux - Petitioners
Case No. 85-216-X

Dear Mr. and Mrs. Rommel:

This is to advise you that \$50.44 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 hearing before an Order is issued. Do not remove sign until day of hearing.

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

No. 004965

DATE 2/5/85 ACCOUNT 8-01-613-000

AMOUNT \$50.44

RECEIVED FROM Michael A. Rommel

FOR: Adv. and posting Case No. 85-216-X

0 8816*****00443 00361

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION - SKATELAND COCKEYSVILLE

Beginning at a point 660 feet more or less north of the centerline of Hillside Avenue, measured along the east side of York Road, 66 feet wide, and 175 feet east of and then 91.36 feet northeast of York Road, 66 feet wide. Running thence South 10 degrees 28 minutes East 240.48 feet, South 79 degrees 20 minutes West 72.00 feet, South 10 degrees 28 minutes East 200.00 feet, North 79 degrees 20 minutes East 210.00 feet, North 10 degrees 28 minutes West 470.05 feet, North 64 degrees 02 minutes West 39.59 feet and South 79 degrees 32 minutes West 110.07 feet to the place of beginning. Containing 1.96 more or less Acres and known as #10755 York Road in the 8TH Election District.

PETITION FOR SPECIAL EXCEPTION

8th Election District

LOCATION: East side of York Road, 660 feet North of the centerline of Hillside Avenue (10755 York Road)

DATE AND TIME: Tuesday, February 5, 1985 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:

Petition for Special Exception for an arcade as a use in combination with a skating rink (12 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 : BEFORE THE
W/S of Eyring Avenue, 203' N of Eastern Avenue - 15th Election District :
Case No. 85-215-X, Item No. 160 : DEPUTY ZONING COMMISSIONER
E/S of York Road, 660' N of the c/l of Hillside Avenue (10755 York Road) - 8th Election District : OF
Case No. 85-216-X, Item No. 161 :
SE/S of Belair Road, 410' SW of Ridge Road (8023 Belair Road) 14th Election District : BALTIMORE COUNTY
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 the sites (Eyring Avenue, York Road and Belair Road) are owned by Oscar R. and Michael 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.

ORDER RECEIVED FOR FILING

DATE February 7, 1985

BY [Signature]

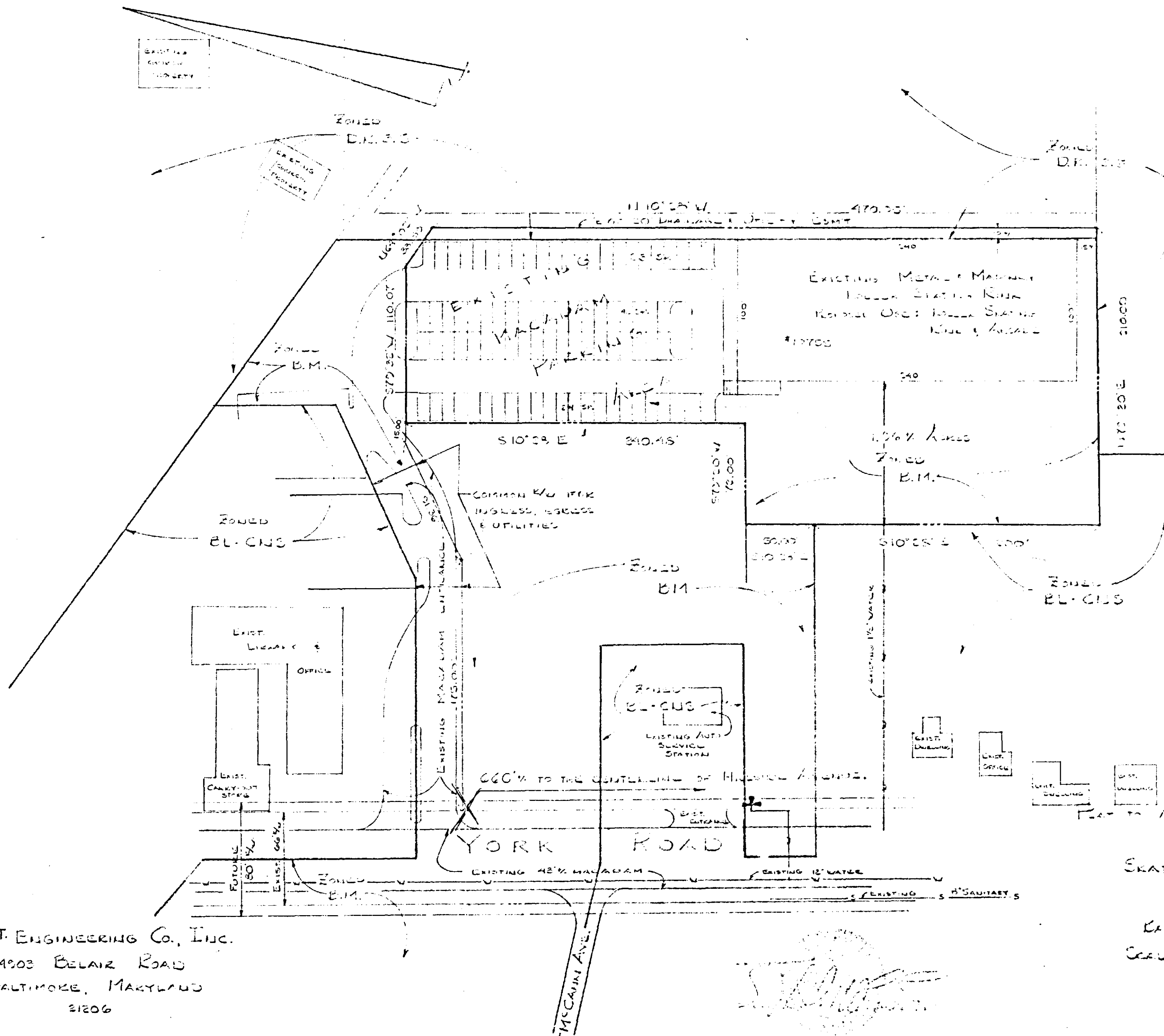
ADMINISTRATIVE

NOTE:

OFFSTREET PARKING REQUIRED
 REQUIRED SKATING RINK 24,000 SF / 300 x 80 SF
 OFFSTREET PARKING PROVIDED = 86



VICINITY SKETCH
 SCALE: 1" = 200'



PLAT TO ALTERNATE PETITION FOR ZONING AMENDMENT
 FOR

SKATELAND - #10700 YORK ROAD

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

DATE: 11-2-84

**PETITIONER'S
 EXHIBIT**

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