

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 on 100 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)
Signature
Address
City and State
Attorney's Telephone No.:
Address

Legal Owner(s):
Oscar R. Rommel
(Type or Print Name)
Signature
Oscar R. Rommel
(Type or Print Name)
Signature
103 Kenilworth Park Circle Apt. 3 C
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Michael A. Rommel
Name
8843 Orchard Tree Lane Towson, Md. 21204
Address
Phone No. 321-4451

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 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 10:45 o'clock.

Bill John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
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
Date: January 17, 1985

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

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. 162 - Case No. 85-217-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 #162 (1984-1985)
Property Owner: Oscar R. Rommel, et ux
S/ES Belair Rd. 410' S/W Ridge Rd.
Acres: 1.81
District: 14th

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:

Belair Road (U.S. 1) 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:iss

M-SW Key Sheet
28 & 29 NE 21 Pos. Sheets
NE 8 F Topo
81 Tax Map

Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

December 20, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-18-84
Item: #162
Property Owner: Oscar R. Rommel, et ux
Location: S/E side Belair Road (Route 1-N), 410' S/W Ridge Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an Arcade in combination with a Skating Rink (10 machines)

Dear Mr. Jablon:

On review of the submittal of November 9, 1984, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee F.X.L.

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

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:

Address:
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
Michael S. Flanagan
Traffic Engineering Assoc. III

MSF/can

My telephone number is (301) 659-1350.

303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 711 / 707 North Calvert St., Baltimore, Maryland 21203 - 6717

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,

13 Kentish

Publisher

Cost of Advertising

\$20.00

85-217-X



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
SE/S Belair Road, 410' SW of
Ridge Rd. (8023 Belair Road)
Oscar R. Rommel, et ux - Petitioners
Case No. 85-217-X

Dear Mr. and Mrs. Rommel:

This is to advise you that \$43.74 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.

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

No. 004963

DATE 2/5/85 ACCOUNT R-01-615-000

AMOUNT \$43.74

RECEIVED FROM Michael A. Rommel

FOR: adv. and posting Case No. 85-217-X

8 B014*****43748 0054F

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION - SKATILAND - PUTTY HILL

Beginning on the southeast side of Belair Road, 80 feet wide, 410 more or less feet southwest of the southwest side of Ridge Road, 50 feet wide. Being Lot 2 as shown on the plat "Resubdivision of Lot 2, Diegert Development Corp., 43-104", recorded in plat book 44, folio 57. Containing 1.81 more or less Acres and known as #8023 Belair Road in the 14TH Election District.

PETITION FOR SPECIAL EXCEPTION

14th Election District

LOCATION: Southeast side of Belair Road, 410 feet Southwest of Ridge Road (8023 Belair Road)

DATE AND TIME: Tuesday, February 5, 1985 at 10:45 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 : BEFORE THE
W/S of Eyring Avenue, 200' 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 :
BALTIMORE COUNTY

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

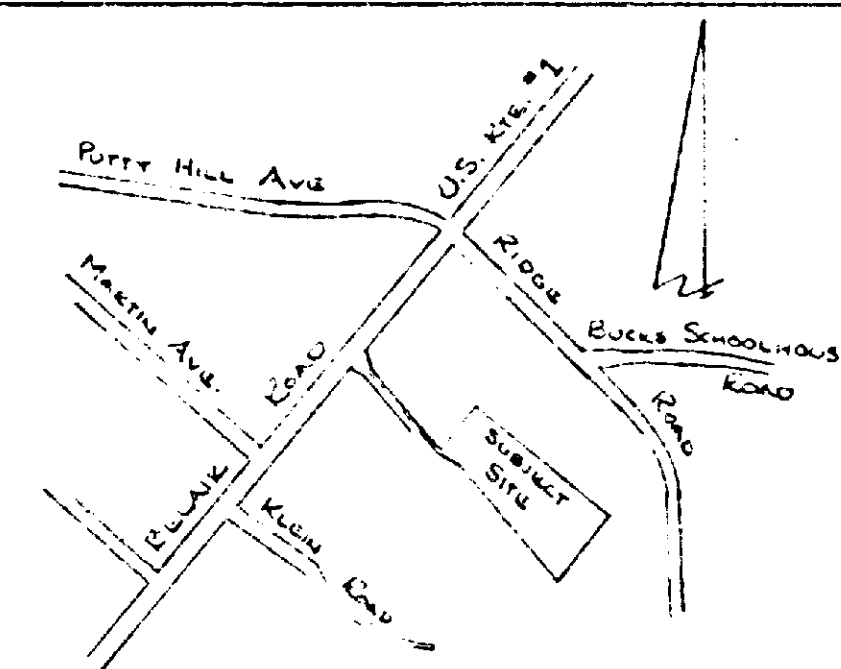
The petitioners herein request special exceptions to utilize portions of four existing buildings for uses as arcades in combination with skating rinks.

Testimony presented on behalf of the petitioners indicated that three of 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.

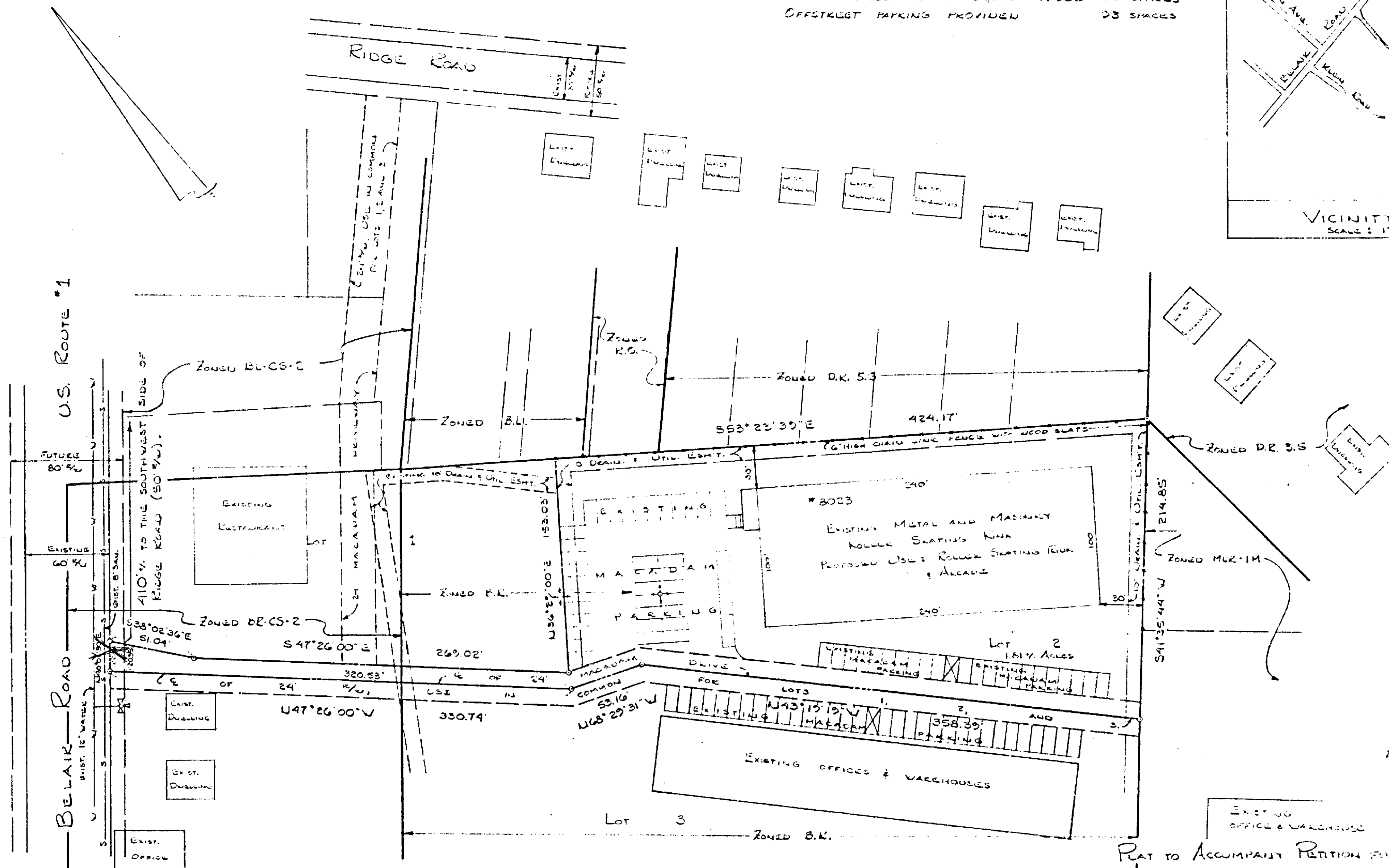
The petitioners propose using lounge areas for a limited number of amusement devices - ten (10) machines at the Eyring Avenue, Belair Road and Old North Point locations and twelve (12) at the York Road site. The arcades will include, but will not be limited to, video games, ski ball and kiddy rides.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

NOTES:

OFFSTREET PARKING REQUIRED
ROLLER RINK 24,000 S.F./300 + 80 SPACES
OFFSTREET PARKING PROVIDED 23 SPACES



VICINITY SKETCH
SCALE: 1" = 500'



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



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

FOR
*8023 BELAIR ROAD
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: 11-9-84

EXHIBIT 1

