

**PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use to allow the continued operation of a tavern in an M-H zoned area.

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

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

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

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): **Michael G. Murphy**  
(Type or Print Name) (Type or Print Name)  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ Address \_\_\_\_\_  
(Type or Print Name) (Type or Print Name)  
City and State \_\_\_\_\_ City and State \_\_\_\_\_

Attorney for Petitioner: **Ronald J. Kearns** 703 S. MARLYN AVENUE 686-8080  
(Type or Print Name) Address Phone No.  
Signature \_\_\_\_\_ City and State  
1760 Eastern Boulevard Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Baltimore, Maryland 21221  
City and State Name  
Attorney's Telephone No. 686-8585 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 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 4th day of September, 1985, at 10:30 o'clock

*Bill J. Jablon*  
Zoning Commissioner of Baltimore County.

IN RE: PETITION SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
Michael G. Murphy, Petitioner Case No. 86-96-SPH

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a special hearing to confirm the nonconforming use of the subject property as a tavern with living quarters above, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner were Florence Kennedy and W. Donald Hooper. There were no Protestants.

Testimony indicated that the subject property, zoned M.H., is improved with a one and a half-story building which has been used as a tavern with living quarters for the owner or caretaker since the early 1940's. The tavern fronts on Earls Road. According to Mrs. Kennedy, who has lived in the Essex area since 1945 and is familiar with the instant site, the tavern had been in existence prior to her arrival in the area and has been used continuously and without interruption from that time to the present. Mr. Hooper, a contractor, is also familiar with the property and testified that the tavern has existed since the 1940's and has operated continuously and without interruption. The existing building has not been expanded since it was first constructed. In fact, Mrs. Kennedy presented photographs of the tavern going back to its earliest days.

The Petitioner seeks relief pursuant to Section 104, Baltimore County Zoning Regulations (BCZR).

The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a

tavern with living quarters above since the early 1940's. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of September, 1985, that a nonconforming use for a tavern with living quarters above in an M.H. Zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

*Arnold Jablon*  
Zoning Commissioner of Baltimore County

AJ/srl  
cc: Ronald J. Kearns, Esquire  
People's Counsel

Case No. 86-96-SPH

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 31st day of July, 1985.

*Arnold Jablon*  
Zoning Commissioner

Petitioner: **Michael G. Murphy** Received by: *James E. Dyer*, Chairman  
Petitioner's Attorney: **Ronald J. Kearns, Esquire** Meeting Plans Advisory Committee

ORDER RECEIVED FOR FILING  
DATE *September 9, 1985*  
BY *Bill P. [Signature]*

ORDER RECEIVED FOR FILING  
DATE *Sept 9, 1985*  
BY *Bill P. [Signature]*

ORDER RECEIVED FOR FILING  
DATE *September 9, 1985*  
BY *Bill P. [Signature]*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
August 21, 1985

Ronald J. Kearns, Esquire  
1760 Eastern Boulevard  
Baltimore, Maryland 21221

MEMBERS:  
County Office Bldg.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

RE: ITEM No. 403 - Case No. 86-96-SPH  
Petitioner - Michael G. Murphy  
Special Hearing Petition

Dear Mr. Kearns:

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,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

cc: Keller & Keeler  
3914 Woodlea Avenue  
Baltimore, Maryland 21205

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 15, 1985

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

Re: Item #403 (1984-1985)  
Property Owner: Michael G. Murphy  
E/S Earles Rd. 1300' N fr c/l Eastern Ave.  
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 Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Since no public facilities are involved, this office has no comment.

Very truly yours,  
*James A. Marele*  
JAMES A. MARELE, P.E., Chief  
Bureau of Public Services

JAM:PMO:bbp  
cc: File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3521  
NORMAN E. GENDER  
DIRECTOR

August 20, 1985

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

Re: Zoning Advisory Meeting of July 2, 1985  
Item # 403  
Property Owner: MICHAEL G. MURPHY  
Location: E/S OF EARLS RD. A/C. D1  
AS per THE NORTH R/W LINE OF THE PENN CANTON RAILROAD

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 \_\_\_\_\_.
- Landscaping must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by §111.17b-29. 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 "D" level intersection as defined by §111.17b-29, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: \_\_\_\_\_

cc: James Howell  
Eugene A. Sober  
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550  
STEPHEN E. COLLINS  
DIRECTOR

July 31, 1985

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

Item No. 400, 402, 403, 404, 406, 407, and 408 ZAC-Meeting of July 2, 1985

Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Address:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 400, 402, 403, 404, 406, 407, and 408.

*Michael S. Flinnigan*  
Michael S. Flinnigan  
Traffic Engineering Assoc. II

MSF/cam

Pursuant to the advertisement, noting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

July 19, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 403 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael G. Murphy  
Location: E/S Earles Road 1300' N. from e/l Eastern Avenue  
District: 15th.

APPLICABLE ZONING AND CODES:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable laws and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.

All the Groups except B-1 Single Family Detached Buildings require a minimum of 3 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 511, Section 5107, Section 5108.1 and Table 5109. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/engineer contact this department.

The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of use groups are from use \_\_\_\_\_ to use \_\_\_\_\_ of the listed uses. See Section 311 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 51.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the finished floor levels including basement.

Comments: See Section 1405.5.3 as minimal requirements of an existing use. All exits shall comply with the Code - other areas see Section 103.1 as amended by Council Bill #17-85.

These abbreviated 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, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

Michael G. Murphy  
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO Zoning Commissioner

Date: August 26, 1985

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

SUBJECT: Zoning Petition No. 86-94-SPH, 86-96-SPH and 86-101-SPH

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:lm

PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE  
BALTIMORE, MARYLAND 21206

DESCRIPTION Aug. 29th, 1975.

City, Farm and Topographical Surveys  
Land Subdivisions  
Earthwork Computations

Municipal Engineering  
Control Line Supervision  
Road Location, Reports  
Plan and Specifications

BEGINNING for the same at a point in the center of Earls Road, at a point distant approximately 1300' Northerly, measured along the said center of said Earls Road, from the Northerly side of Eastern Avenue; said place of beginning being also at a point in the center of said Earls Road distant 410.01' Northerly, measured along the said center of said Earls Road, from the Northerly Right-of-Way line of the Penn Central Railroad; and running thence from said place of beginning, binding on the said center of said Earls Road North 09°47' East, with all bearings referred to the courses in Deed dated October 25th, 1946, 245'; thence leaving the said center line of said Earls Road and running South 80°13' East 240.63'; thence South 09°47' West 117.06' and thence South 71°47' West 1272.52' more or less, to the place of beginning.

CONTAINING 1.000 ACRE of land, more or less.

BEING improved by a 2 story Lounge Building, and 16 Targets for Turkey Shoot.

Henry A. Keller

PETITION FOR SPECIAL HEARING  
15th Election District

LOCATION: East side of Earls Road, 1300 ft. North of Eastern Avenue (121 Earls Road)

DATE AND TIME: Wednesday, September 4, 1985 at 10:30 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 Hearing under Section 500.7 for a non-conforming use to allow the continued operation of a tavern in an M-H zoned area.

Being the property of Michael G. Murphy 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: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
E/S of Earls Rd., 1300' N/  
Eastern Ave. (121 Earls Rd.) : OF BALTIMORE COUNTY  
15th District  
MICHAEL G. MURPHY, Petitioner : Case No. 86-96-SPH

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 8th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Ronald J. Kearns, Esquire, 1760 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

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

ARNOLD JABLON  
ZONING COMMISSIONER

August 28, 1985

Ronald J. Kearns, Esquire  
1760 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Special Hearing  
E/S of Earls Road, 1300' N/Eastern  
Avenue (121 Earls Road)  
15th Election District  
Michael G. Murphy, Petitioner  
Case No. 86-96-SPH

Dear Mr. Kearns:

This is to advise you that \$47.84 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012562

DATE: 8-4-85 ACCOUNT: R-01-615-000

AMOUNT: \$47.84

RECEIVED FROM: Michael Murphy - Motel Enterprises

FOR: Advertising - Posting 86-96-SPH

8 005-\*\*\*\*\*4784-2048

VALIDATION OR SIGNATURE OF CASHIER

Ronald J. Kearns, Esquire  
1760 Eastern Boulevard  
Baltimore, Maryland 21221

August 2, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing  
E/S of Earls Rd., 1300' N/Eastern  
Avenue (121 Earls Road)  
15th Election District  
Michael G. Murphy, Petitioner  
Case No. 86-96-SPH

TIME: 10:30 a.m.

DATE: Wednesday, September 4, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 008523

DATE: 6/17/85 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: M.M. Enterprises

FOR: July 15th for Plan #403

8 004-\*\*\*\*\*10000-21048

VALIDATION OR SIGNATURE OF CASHIER

76-96-SPA  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 15 19 85

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 August 15 19 85

THE JEFFERSONIAN,

*B Venetoni*

Publisher

Cost of Advertising

22

**PETITION FOR SPECIAL HEARING**  
15th Election District  
LOCATION: East side of Earle Road, 1300 ft. North of Eastern Avenue (121 Earle Road).  
DATE AND TIME: Wednesday, September 4, 1985 at 10:30 a.m.  
PUBLIC HEARING: Room 104, 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 Hearing under Section 500.7 for a non-conforming use to allow the continued operation of a tavern in an M-H zoned area. Being the property of Michael G. Murphy 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  
Aug. 15.

**Petition for Special Hearing**  
15th Election District  
LOCATION: East side of Earle Road, 1300 ft. North of Eastern Avenue (121 Earle Road).  
DATE AND TIME: Wednesday, September 4, 1985 at 10:30 a.m.  
PUBLIC HEARING: Room 104, 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 Hearing under Section 500.7 for a non-conforming use to allow the continued operation of a tavern in an M-H zoned area. Being the property of Michael G. Murphy 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 at the issuance of said permit during this period for good cause shown. Such requests 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

86-96-SPA

**The Times**

Middle River, Md., Aug 15 19 85

This is to Certify, That the annexed

Petition  
Ref. 78314

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 15th day of Aug, 19 85  
Jane Brown - Publisher.

By Order Of:  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-96-SPA

District 15th Date of Posting 9/13/85

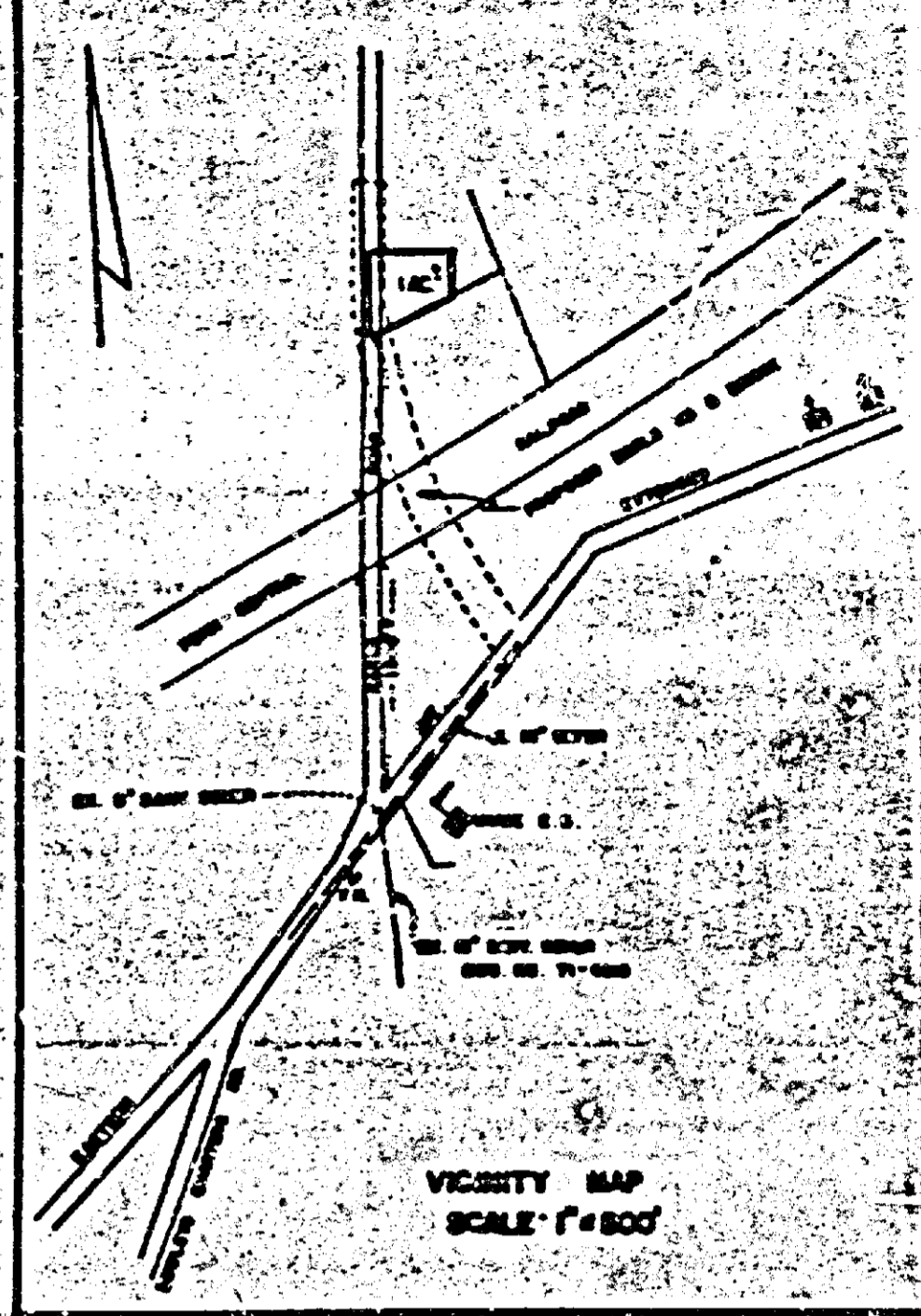
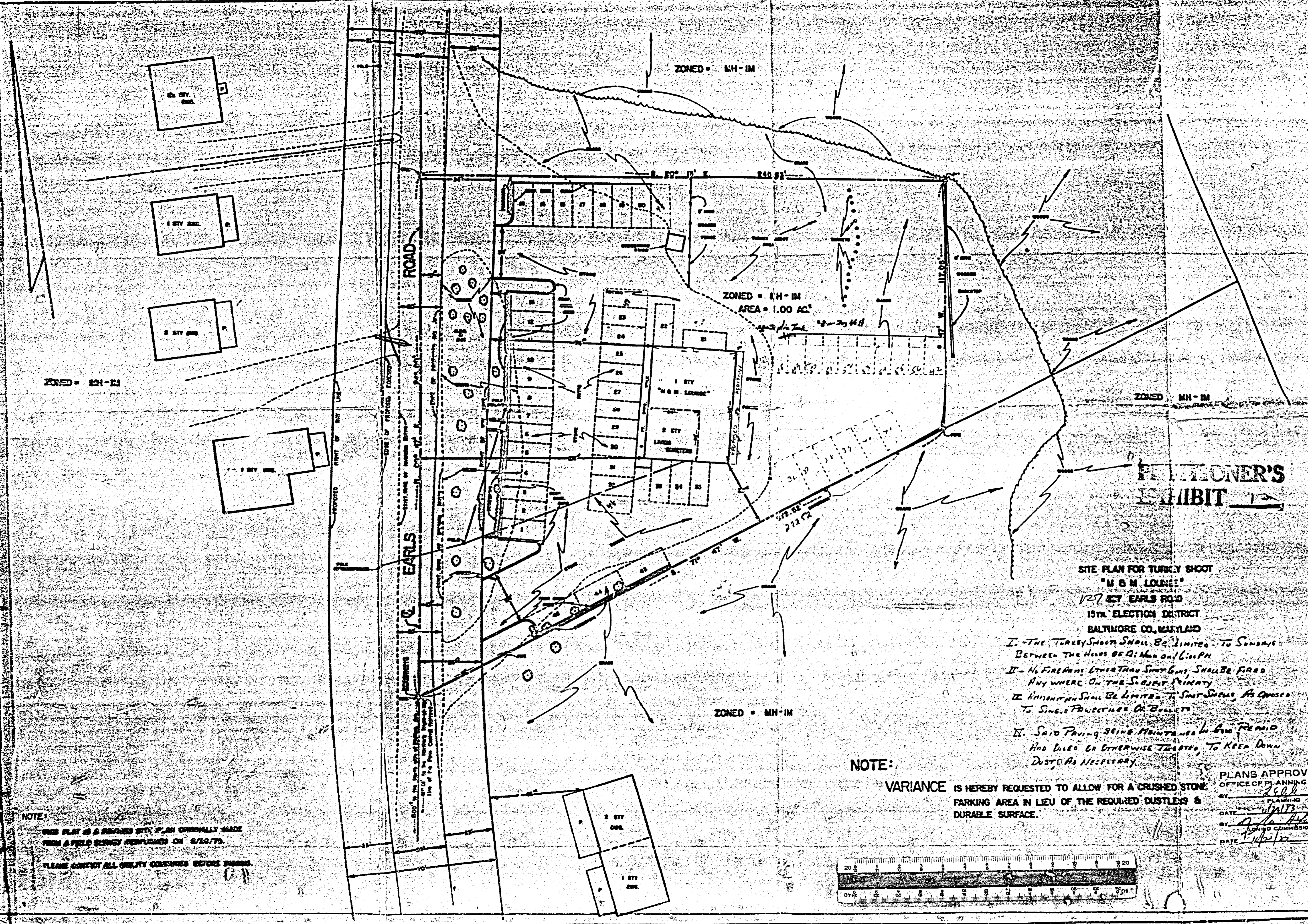
Posted for: Special Hearing  
Petitioner: Michael G. Murphy

Location of property: E/S Earle Rd., 1300' N of Eastern Ave.  
121 Earle Rd.

Location of Sign: Facing Earle Rd., approx. 7' from roadway on  
property of Petitioner.

Remarks: \_\_\_\_\_  
Posted by M. Stealy Date of return: 8/16/85  
Signature

Number of Signs: 1



NOTE:  
 M & M LOUNGE  
 OPEN 6 DAYS A WEEK  
 TUESDAY THRU SUNDAY 12PM TO 2 A.M.  
 CLOSED MONDAY  
 TURKEY SHOOT  
 SUNDAY 12:30 TO 6 P.M.

PARKING DATA

FIRST FLOOR	
TOTAL FLOOR AREA	
NO. OF SPACES REQUIRED	24
NO. OF SPACES PROVIDED	53
SECOND FLOOR 4 FT	
TOTAL FLOOR AREA	
NO. OF SPACES REQUIRED	2
NO. OF SPACES PROVIDED	2
TOTAL SPACES REQUIRED	26
TOTAL SPACES PROVIDED	55

SITE PLAN FOR TURKEY SHOOT  
 "M & M LOUNGE"  
 127 1/2 E. EARLS ROAD  
 15TH ELECTION DISTRICT  
 BALTIMORE CO., MARYLAND

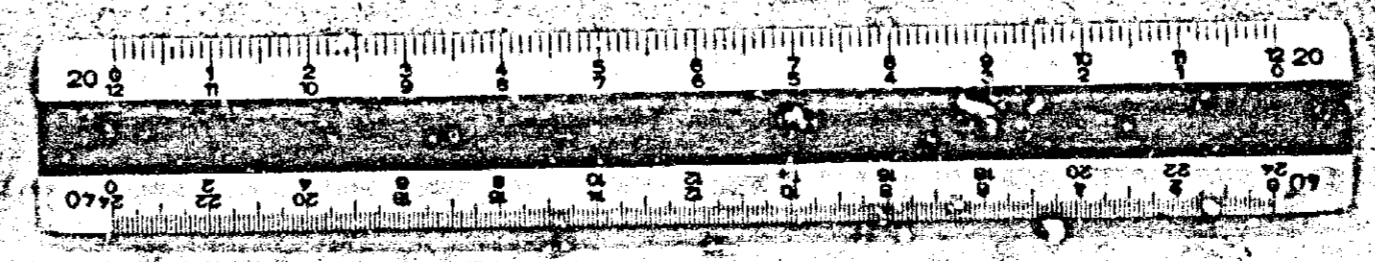
- I. - THE TURKEY SHOOT SHALL BE LIMITED TO SUNDAY BETWEEN THE HOURS OF 12:30 AND 6:00 PM
- II. - NO FIREARMS OTHER THAN SHOT GUNS SHALL BE FIRED ANYWHERE ON THE SITE OR VICINITY
- III. - FIREARMS SHALL BE LIMITED TO SHOT GUNS AS OPPOSED TO SINGLE CARTRIDGE OR BOWLETS
- IV. - SAID PAVING BEING MAINTAINED IN GOOD REPAIR AND DUST OR OTHERWISE TRAPPED, TO KEEP DOWN DUST AS NECESSARY.

NOTE:  
 VARIANCE IS HEREBY REQUESTED TO ALLOW FOR A CRUSHED STONE PARKING AREA IN LIEU OF THE REQUIRED DUSTLESS & DURABLE SURFACE.

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: [Signature]  
 DATE: [Date]  
 BY: [Signature]  
 PLANNING COMMISSIONER  
 DATE: [Date]

SCALE: 1" = 20'  
 DATE: JUNE 15TH, 1978

NOTE:  
 THIS PLAN IS A REPRODUCED COPY OF AN ORIGINALLY MADE FROM A FIELD SURVEY COMPLETED ON 6/15/77.  
 PLEASE CONTACT ALL UTILITY COMPANIES BEFORE PAVING.



KELLEY & KELLER  
 LAND SURVEYORS  
 2844 FOCOLTA AVE.  
 BALTIMORE, MD 21228  
 (410) 524-1100

**PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): **Michael G. Murphy**  
 (Type or Print Name) (Type or Print Name)  
 Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 (Type or Print Name) (Type or Print Name)  
 City and State: \_\_\_\_\_ City and State: \_\_\_\_\_

Attorney for Petitioner: **Ronald J. Kearns** 703 S. MARLYN AVENUE 686-8080  
 (Type or Print Name) Address Phone No.  
 Signature: \_\_\_\_\_ Baltimore, Maryland 21221  
 City and State  
 1760 Eastern Boulevard Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 Baltimore, Maryland 21221 Address  
 City and State Name  
 Attorney's Telephone No. 686-8585 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 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 4th day of September, 1985, at 10:30 o'clock

*[Signature]*  
 Zoning Commissioner of Baltimore County.

IN RE: PETITION SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Michael G. Murphy, Petitioner Case No. 86-96-SPH

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a special hearing to confirm the nonconforming use of the subject property as a tavern with living quarters above, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner were Florence Kennedy and W. Donald Hooper. There were no Protestants.

Testimony indicated that the subject property, zoned M.H., is improved with a one and a half-story building which has been used as a tavern with living quarters for the owner or caretaker since the early 1940's. The tavern fronts on Earls Road. According to Mrs. Kennedy, who has lived in the Essex area since 1945 and is familiar with the instant site, the tavern had been in existence prior to her arrival in the area and has been used continuously and without interruption from that time to the present. Mr. Hooper, a contractor, is also familiar with the property and testified that the tavern has existed since the 1940's and has operated continuously and without interruption. The existing building has not been expanded since it was first constructed. In fact, Mrs. Kennedy presented photographs of the tavern going back to its earliest date.

The Petitioner seeks relief pursuant to Section 104, Baltimore County Zoning Regulations (BCZR).

The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a

tavern with living quarters above since the early 1940's. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of September, 1985, that a nonconforming use for a tavern with living quarters above in an M.H. Zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

*[Signature]*  
 Zoning Commissioner of Baltimore County

AJ/srl  
 cc: Ronald J. Kearns, Esquire  
 People's Counsel

Case No. 86-96-SPH

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 31st day of July, 1985.

*[Signature]*  
 Zoning Commissioner

Petitioner: **Michael G. Murphy**  
 Petitioner's Attorney: **Ronald J. Kearns, Esquire**

Received by: *[Signature]*  
**James E. Dyer, Chairman**  
 Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING  
 DATE *[Signature]*  
 BY *[Signature]*

ORDER RECEIVED FOR FILING  
 DATE *[Signature]*  
 BY *[Signature]*

ORDER RECEIVED FOR FILING  
 DATE *[Signature]*  
 BY *[Signature]*

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
 August 21, 1985

Ronald J. Kearns, Esquire  
 1760 Eastern Boulevard  
 Baltimore, Maryland 21221

RE: ITEM No. 403 - Case No. 86-96-SPH  
 Petitioner - Michael G. Murphy  
 Special Hearing Petition

Dear Mr. Kearns:

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,  
*[Signature]*  
 JAMES E. DYER  
 Chairman  
 Zoning Plans Advisory Committee

cc: Keller & Keeler  
 3914 Woodlea Avenue  
 Baltimore, Maryland 21205

**BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS**  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

July 15, 1985

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

Re: Item #403 (1984-1985)  
 Property Owner: Michael G. Murphy  
 E/S Earles Rd. 1300' N fr c/l Eastern Ave.  
 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 Comments:**

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Since no public facilities are involved, this office has no comment.

Very truly yours,  
*[Signature]*  
 JAMES A. MARBLE, P.E., Chief  
 Bureau of Public Services

JAM:PMO:bbp  
 cc: File

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**  
 TOWSON, MARYLAND 21204  
 494-3550

NORMAN E. GENDER  
 DIRECTOR

AUGUST 20, 1985

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

Re: Zoning Advisory Meeting of July 2, 1985  
 Item # 403  
 Property Owner: MICHAEL G. MURPHY  
 Location: E/SIDE OF EARLES RD. A/C. D1  
 AS TO THE NORTH R/W LINE OF THE PENN CANTON RAILROAD

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.
- 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 parking arrangement is not satisfactory.
- The 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 \_\_\_\_\_.
- Landscaping must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by §111.17b-29. 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 "D" level intersection as defined by §111.17b-29, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: \_\_\_\_\_

cc: James Howell  
 Eugene A. Sober  
 Chief, Current Planning and Development

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

STEPHEN E. COLLINS  
 DIRECTOR

July 31, 1985

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

Item No. 400, 402, 403, 404, 406, 407, and 408 ZAC-Meeting of July 2, 1985  
 Property Owner:  
 Location:  
 Existing Zoning:  
 Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 400, 402, 403, 404, 406, 407, and 408.

*[Signature]*  
 Michael S. Flinnigan  
 Traffic Engineering Assoc. II

MSF/cam

Pursuant to the advertisement, noting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

July 19, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 403 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael G. Murphy  
Location: E/S Earles Road 1300' N. from e/l Eastern Avenue  
District: 15th.

APPLICABLE ZONING AND CODES:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable laws and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.

All the Groups except B-1 Single Family Detached Buildings require a minimum of 3 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 511, Section 5107, Section 5108.1 and Table 5109. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/engineer contact this department.

The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of use groups are from use \_\_\_\_\_ to use \_\_\_\_\_ of the Zoning Code. See Section 311 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 51.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the finished floor levels including basement.

Comments: See Section 1405.5.3 as minimal requirements of an existing use. All exits shall comply with the Code - other areas see Section 103.1 as amended by Council Bill #17-85.

These abbreviated 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, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

*Markus E. Jankovic*  
B.S. in Architecture, CMAT  
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO Zoning Commissioner

Date: August 26, 1985

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

SUBJECT: Zoning Petition No. 86-94-SPH, 86-96-SPH and 86-101-SPH

In view of the subject of this petition, this office offers no comment.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JCH:lm

PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE  
BALTIMORE, MARYLAND 21206

DESCRIPTION Aug. 29th, 1975.

City, Farm and Topographical Surveys  
Land Subdivisions  
Earthwork Computations

Municipal Engineering  
Control Line Supervision  
Road Location, Reports  
Plans and Specifications

BEGINNING for the same at a point in the center of Earls Road, at a point distant approximately 1300' Northerly, measured along the said center of said Earls Road, from the Northerly side of Eastern Avenue; said place of beginning being also at a point in the center of said Earls Road distant 410.01' Northerly, measured along the said center of said Earls Road, from the Northerly Right-of-Way line of the Penn Central Railroad; and running thence from said place of beginning, binding on the said center of said Earls Road North 09°47' East, with all bearings referred to the courses in Deed dated October 25th, 1946, 245'; thence leaving the said center line of said Earls Road and running South 80°13' East 240.63'; thence South 09°47' West 117.06' and thence South 71°47' West 1272.52' more or less, to the place of beginning.

CONTAINING 1.000 ACRE of land, more or less.

BEING improved by a 2 story Lounge Building, and 16 Targets for Turkey Shoot.

*Henry A. Keller*

PETITION FOR SPECIAL HEARING  
15th Election District

LOCATION: East side of Earls Road, 1300 ft. North of Eastern Avenue (121 Earls Road)

DATE AND TIME: Wednesday, September 4, 1985 at 10:30 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 Hearing under Section 500.7 for a non-conforming use to allow the continued operation of a tavern in an M-H zoned area.

Being the property of Michael G. Murphy 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: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
E/S of Earls Rd., 1300' N/  
Eastern Ave. (121 Earls Rd.) : OF BALTIMORE COUNTY  
15th District  
MICHAEL G. MURPHY, Petitioner : Case No. 86-96-SPH

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 8th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Ronald J. Kearns, Esquire, 1760 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

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

ARNOLD JABLON  
ZONING COMMISSIONER

August 28, 1985

Ronald J. Kearns, Esquire  
1760 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Special Hearing  
E/S of Earls Road, 1300' N/Eastern  
Avenue (121 Earls Road)  
15th Election District  
Michael G. Murphy, Petitioner  
Case No. 86-96-SPH

Dear Mr. Kearns:

This is to advise you that \$47.84 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012562

DATE: 8-4-85 ACCOUNT: R-01-615-000

AMOUNT: \$47.84

RECEIVED FROM: Michael Murphy - Motel Enterprises

FOR: Advertising - Posting 86-96-SPH

VALIDATION OR SIGNATURE OF CASHIER

Ronald J. Kearns, Esquire  
1760 Eastern Boulevard  
Baltimore, Maryland 21221

August 2, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing  
E/S of Earls Rd., 1300' N/Eastern  
Avenue (121 Earls Road)  
15th Election District  
Michael G. Murphy, Petitioner  
Case No. 86-96-SPH

TIME: 10:30 a.m.

DATE: Wednesday, September 4, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 008523

DATE: 6/17/85 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: M.M. Enterprises

FOR: July 15th for Plan #403

VALIDATION OR SIGNATURE OF CASHIER

76-96-SPA  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 15 19 85

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 August 15 19 85

THE JEFFERSONIAN,

*B Venetoni*

Publisher

Cost of Advertising

22

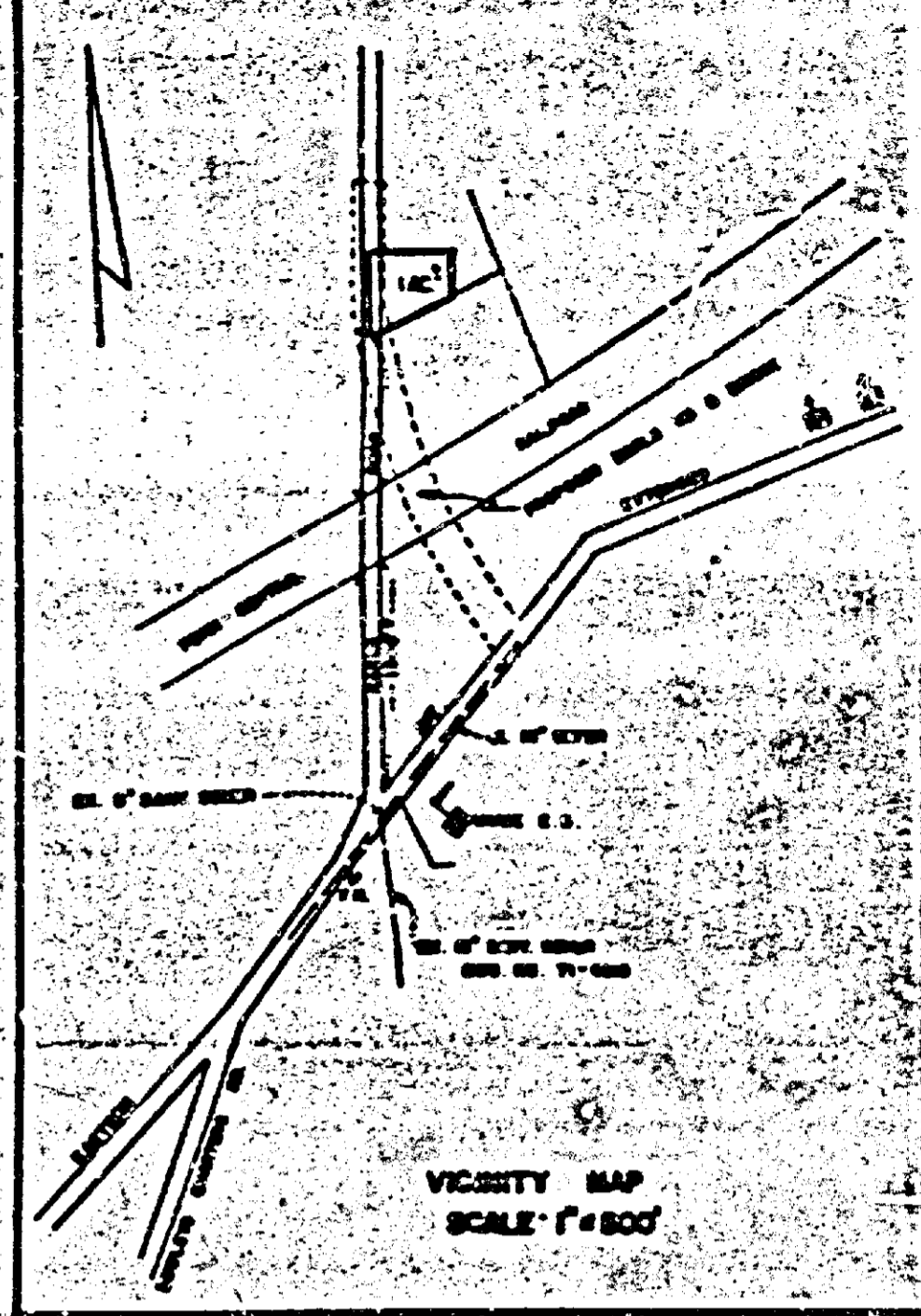
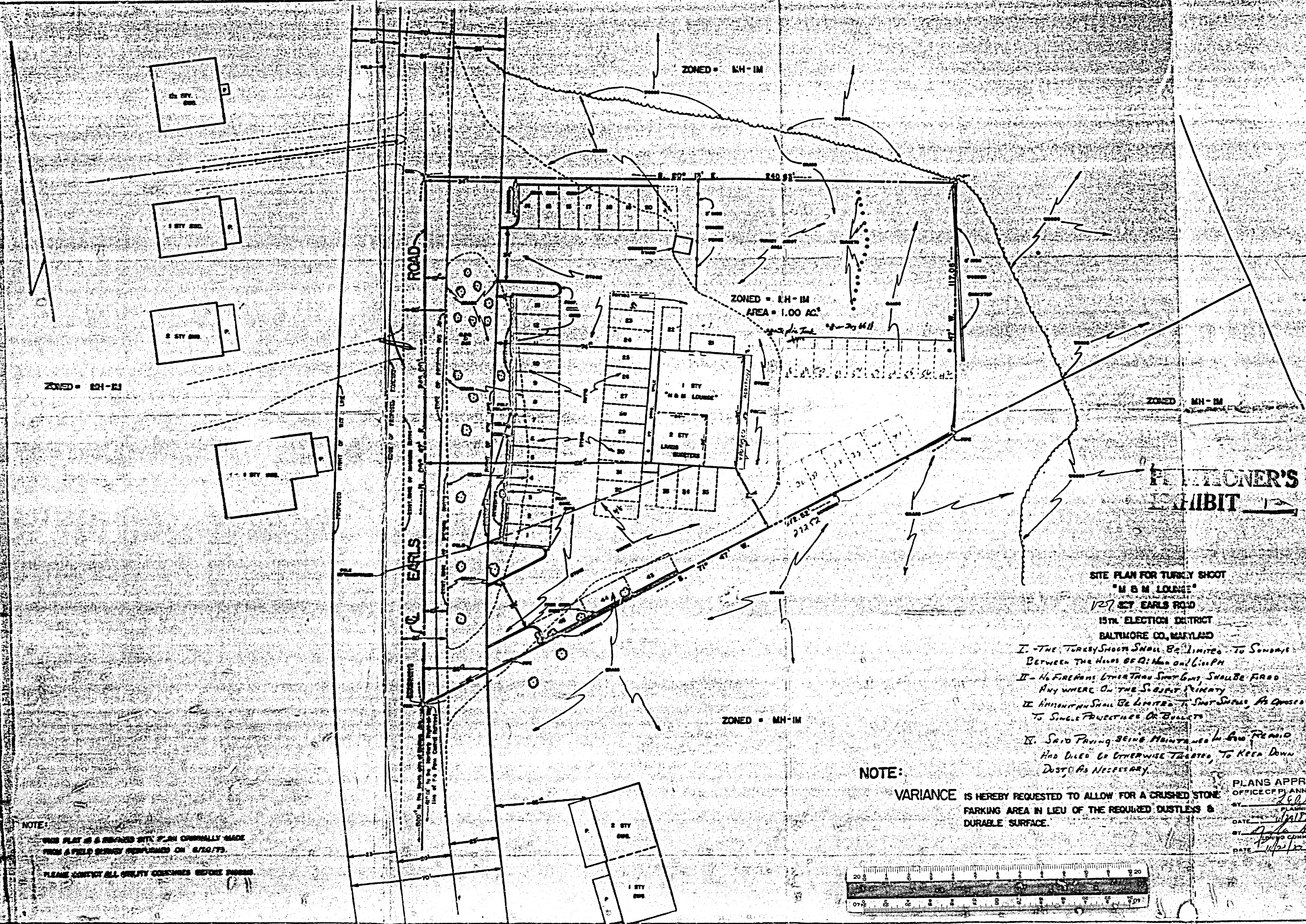
**PETITION FOR SPECIAL HEARING**  
15th Election District  
LOCATION: East side of Earle Road, 1300 ft. North of Eastern Avenue (121 Earle Road).  
DATE AND TIME: Wednesday, September 4, 1985 at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
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 Hearing under Section 500.7 for a non-conforming use to allow the continued operation of a tavern in an M-H zoned area. Being the property of Michael G. Murphy 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  
Aug. 15.

86-96-SPA  
**The Times**  
Middle River, Md., Aug 15 19 85  
This is to Certify, That the annexed  
*Petition*  
*Ref. 78314*  
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *15th* day of *Aug*, 19 *85*  
*Joe Brown* - Publisher.  
By Order Of:  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-96-SPA

District *15th* Date of Posting *9/13/85*  
Posted for: *Special Hearing*  
Petitioner: *Michael G. Murphy*  
Location of property: *E/S Earle Rd., 1300' N of Eastern Ave.*  
*121 Earle Rd.*  
Location of Sign: *Facing Earle Rd., approx. 7' from roadway on*  
*property of Petitioner.*  
Remarks: \_\_\_\_\_  
Posted by *M. Stealy* Date of return: *8/16/85*  
Signature  
Number of Signs: *1*



NOTE:  
 M & M LOUNGE  
 OPEN 6 DAYS A WEEK  
 TUESDAY THRU SUNDAY 12PM TO 2 A.M.  
 CLOSED MONDAY  
 TURKEY SHOOT  
 SUNDAY 12:30 TO 6 P.M.

PARKING DATA

FIRST FLOOR	
TOTAL FLOOR AREA	
NO. OF SPACES REQUIRED	24
NO. OF SPACES PROVIDED	53
SECOND FLOOR 4 FT	
TOTAL FLOOR AREA	
NO. OF SPACES REQUIRED	2
NO. OF SPACES PROVIDED	2
TOTAL SPACES REQUIRED	26
TOTAL SPACES PROVIDED	55

SIZE:

53 SPACES - 9' x 20'
2 SPACES - 8' x 20'

SITE PLAN FOR TURKEY SHOOT  
 "M & M LOUNGE"  
 127 1/2 E. EARLS ROAD  
 15TH ELECTION DISTRICT  
 BALTIMORE CO., MARYLAND

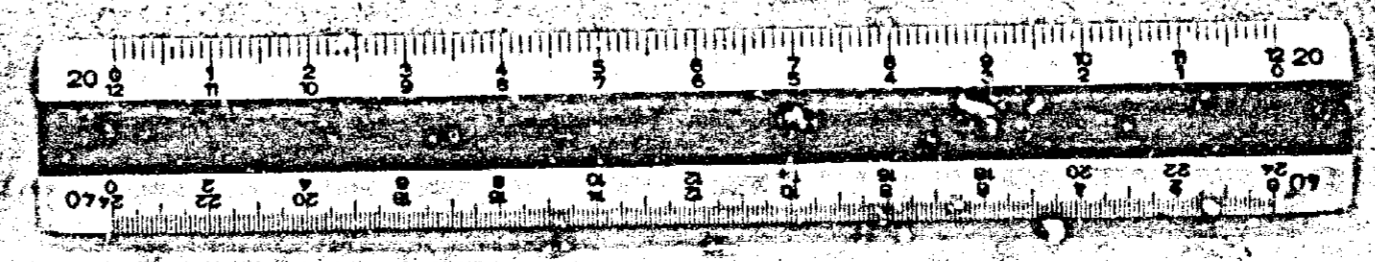
- I. - THE TURKEY SHOOT SHALL BE LIMITED TO SUNDAY BETWEEN THE HOURS OF 12:30 AND 6:00 PM
- II. - NO FIREARMS OTHER THAN SHOT GUNS SHALL BE FIRED ANYWHERE ON THE SUBJECT PROPERTY
- III. - FIREARMS SHALL BE LIMITED TO SHOT GUNS AS OPPOSED TO SINGLE CARTRIDGE OR BOWLETS
- IV. - SAID PAVING BEING MAINTAINED IN GOOD REPAIR AND DUST OR OTHERWISE TRAPPED, TO KEEP DOWN DUST AS NECESSARY.

NOTE:  
 VARIANCE IS HEREBY REQUESTED TO ALLOW FOR A CRUSHED STONE PARKING AREA IN LIEU OF THE REQUIRED DUSTLESS & DURABLE SURFACE.

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: [Signature]  
 DATE: [Date]  
 BY: [Signature]  
 PLANNING COMMISSIONER  
 DATE: [Date]

SCALE: 1" = 20'  
 DATE: JUNE 15TH, 1978

NOTE:  
 THIS PLAN IS A REPRODUCED COPY OF AN ORIGINALLY MADE FROM A FIELD SKETCH REPRODUCED ON 6/15/78.  
 PLEASE CONTACT ALL CREITY COMPANIES BEFORE PASSING.



KELLEY & KELLER  
 LAND SURVEYORS  
 2844 FOCKLER AVE.  
 BALTO., MD. 21208  
 676-0300