



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

ARNOLD JABLON
ZONING COMMISSIONER

November 21, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
SE/cor. Balto. Nat'l Pike & Old
Frederick Rd. (5647 Balto. Nat'l Pike)
1st Election District
Fairlawn Maryland Bowling, Inc. - Petitioners
Case No. 86-222-A

Dear Mr. Stone:

This is to advise you that \$48.56 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 012422

County, Maryland, and remit
ding, Towson, Maryland

DATE 11-26-85 ACCOUNT R-01-615 000

AMOUNT \$ 48.56

RECEIVED Harrison - Stone Exp.

FOR Advertising & Posting 86-222-A

B 0115*****40556a 22761

VALIDATION OR SIGNATURE OF CARRIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3321

NORMAN E. GENDER
DIRECTOR

NOVEMBER 6, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 24, 1985
Item # 107
Property Owner: FAIRLAWNS MARYLAND BOWLING, INC.
Location: SE CORNER BALTIMORE NATIONAL PIKE AND OLD FREDERICK RD.

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 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 [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by §111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by §111 178-79, and as conditions change traffic capacity may become more limited. The Site Service Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

Eugene A. Boker
Chief, Current Planning and Development

Office of
PATUXENT
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

November 7 19 85

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE
71373

was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 9 day of November 19 as, that is to say,
the same was inserted in the issues of
November 7, 1985

PATUXENT PUBLISHING CORP.
By [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 7, 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
November 7, 19 85

THE JEFFERSONIAN,

Publisher
Cost of Advertising
24.75

Case No. 86-222-A

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
14th day of October, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Fairlawn Maryland Bowling, Inc.
Petitioner's Attorney: E. Harrison Stone, Esq.

Chairman, Zoning Plans
Advisory Committee

October 25, 1985

E. Harrison Stone, Esquire
102 W. Pennsylvania Ave.
Towson, Md. 21204

NOTICE OF HEARING

RE: SE/cor. Baltimore National Pike & Old
Frederick Road (5647 Balto. Nat. Pike)
1st Election District
Fairlawn Maryland Bowling, Inc. - Petitioner
Case No. 86-222-A

TIME: 1:30 p.m.

DATE: Tuesday, November 26, 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. 012669

DATE 11-26-85 ACCOUNT R-01-615 000

AMOUNT \$ 48.56

RECEIVED Harrison - Stone Exp.

FOR Advertising & Posting 86-222-A

B 0126*****106503a 21027

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 23, 1985

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

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 107 - Case No. 86-222-A
Petitioner-Fairlawn Maryland Bowling, Inc.
Variance Petition

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

Dear Mr. Stone:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:ntr

Enclosures

cc: STV/Lyon Associates
21 Governors Court
Baltimore, Maryland 21207



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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Item No. -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Traffic Engineering has no comments for items number 100, 101, 102, 103, 104, 106, 107, 109, 111, 112, and 114.

Michael S. Flanagan
Traffic Engineer, Assoc II

NSF/blid



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kessoff
Administrator

October 3, 1985

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

Att: James Dyer

Re: Baltimore County
Item No. 107
Property Owner:
Fairlawn Maryland
Bowling, Inc.
Location: SE corner
Baltimore National
Pike (Maryland Route 40-W)
and Old Frederick Road
Existing Zoning: BM-
CSA
Proposed Zoning: Var.
to permit 6 signs on
premises in lieu of
required limit of 3 and
to permit 771 total sq.
footage in lieu of
required limit of 100 sq.
ft.
Acres: 3.5464
District: 1st.

Dear Mr. Dyer:

On review of the submittal for variance of signs, the site plan has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
M. Stein w/att.

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 800-495-5002 D.C. Metro - 800-495-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

PAUL H. REINCKE
CHIEF

September 26, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Fairlanes Maryland Bowling, Inc.

Location: SE corner Baltimore National Pike and Old Frederick Road

Item No.: 107 Zoning Agenda: Meeting of 9/24/85

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.

- () 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.

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

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

Fire Prevention Bureau

/mb

November 14, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 107 Zoning Advisory Committee Meeting are as follows:

Property Owner: Fairlanes Maryland Bowling, Inc.

Location: SE Corner Baltimore National Pike and Old Frederick Road

District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

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

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

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

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-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 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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.

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

H. 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 _____ or to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(C) Comments: Use approved Handicapped Signs.

K. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Burdham
BY: C. E. Burdham, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: November 13, 1985

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

SUBJECT: Zoning Petition No. 86-222-A

This office is opposed to the proposed size of the I.D. sign (8' x 14'), recommending that consideration be given to a 6' x 10' size. Further, this office sees no need for the proposed readerboard.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-222-A

District: 1st Date of Posting: 11-6-85

Posted for: Variance

Petitioner: Fairlanes Maryland Bowling, Inc.

Location of property: SE Corner of Baltimore National Pike and Old Frederick Road (5447 Baltimore National Pike)

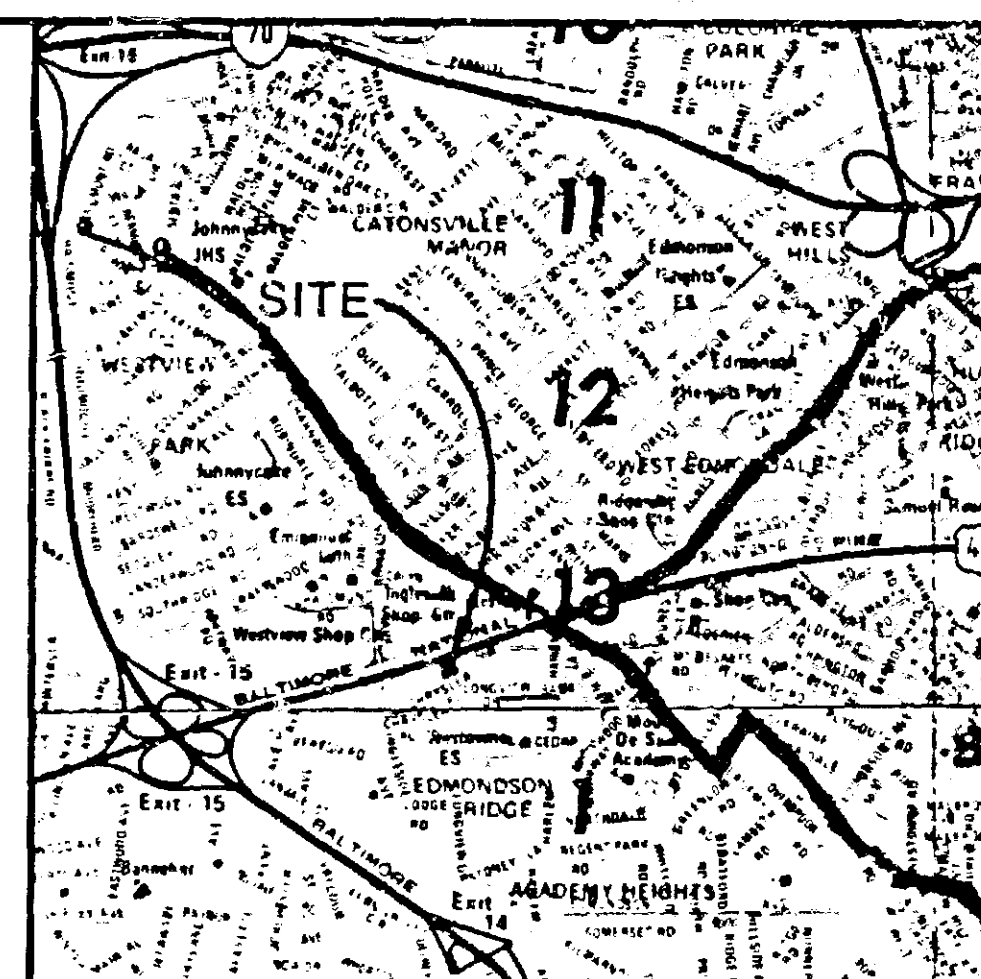
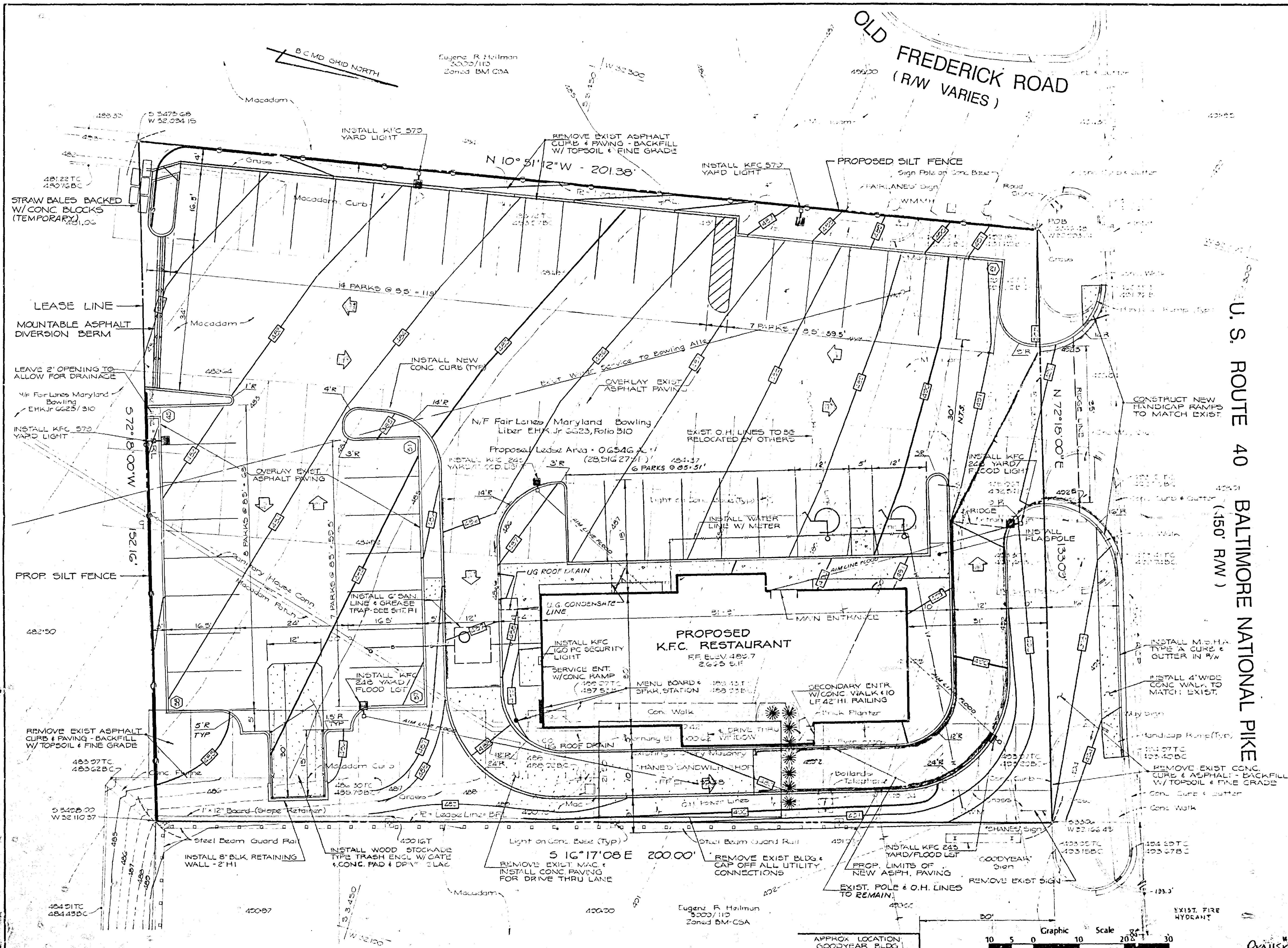
Location of Signs: On the side of Baltimore National Pike in front of subject property

Remarks:

Posted by: *S. J. O'Brien* Date of return: 11-8-85

Number of Signs: 1





LOCATION MAP
SCALE: 1" = 2000'

NOTE:
GAS & ELECTRIC SERVICE TO BE DESIGNED &
INSTALLED BY THE BALTIMORE GAS &
ELECTRIC CO. (201) 255-1800

PARKING:
SPACES REQUIRED: 54 (2563 & 50' x 55.5 USE 54)
SEE SHEET SD-2 FOR CALCULATIONS &
OVERALL PARKING LAYOUT

U. S. ROUTE 40 BALTIMORE NATIONAL PIKE
(150' R/W)

PETITIONER'S
EXHIBIT 2

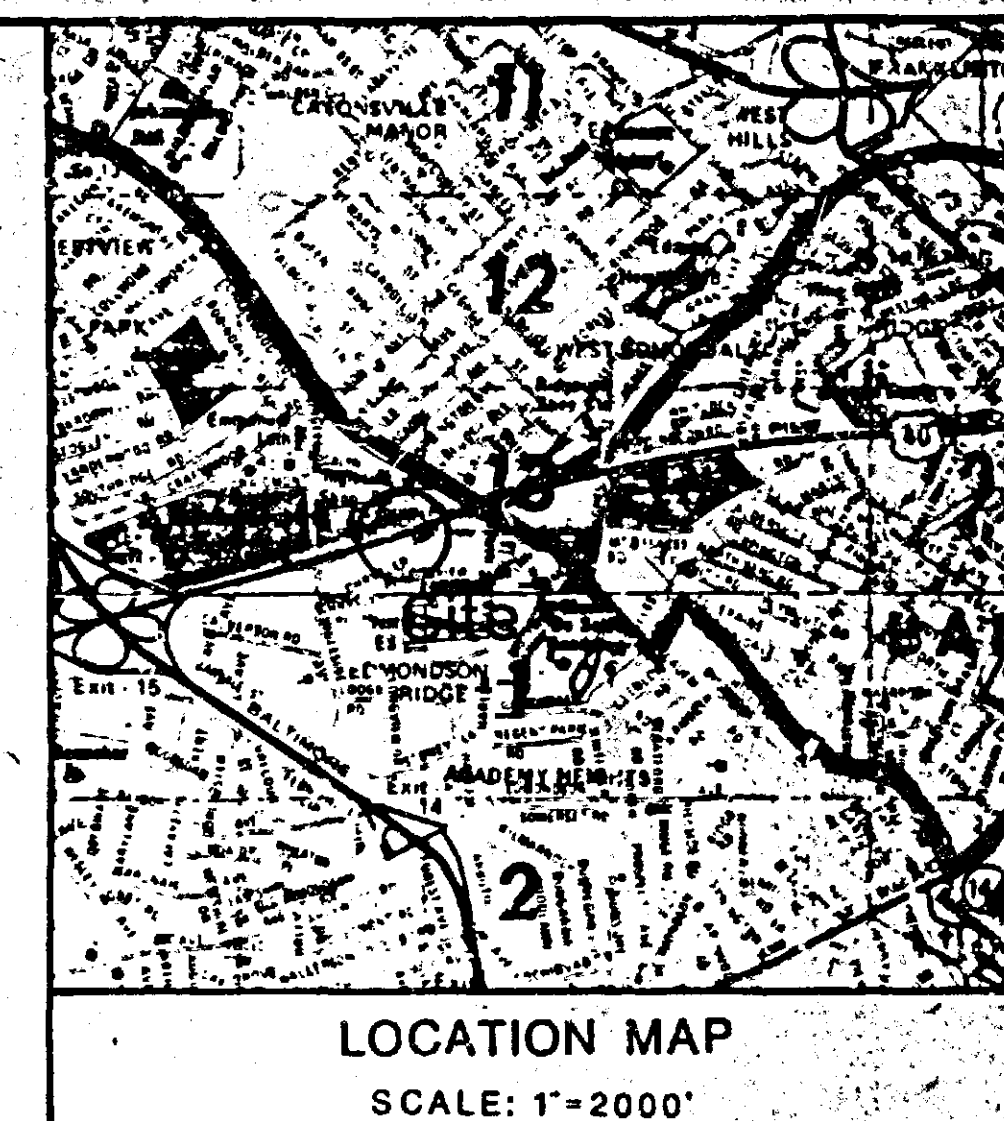
STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/15/85	BUILDING LOCATION
2	10/15/85	PER OWNER'S COMMENTS

PLAN PREPARATION		
DRAWN BY	R. KING	DATE 7/25/85
DESIGNED BY	A. GREEN	SCALE 1" = 10'
CHECKED BY		7613-59-006

SITE PLAN - GRADING PLAN SEDIMENT AND EROSION CONTROL PLAN		DRAWING NO. SD-1
K F C 5647 BALTIMORE NATIONAL PIKE ELECT. DIST. 1, C1 BALTIMORE CO., MD.		SHEET NO. 1 of 4

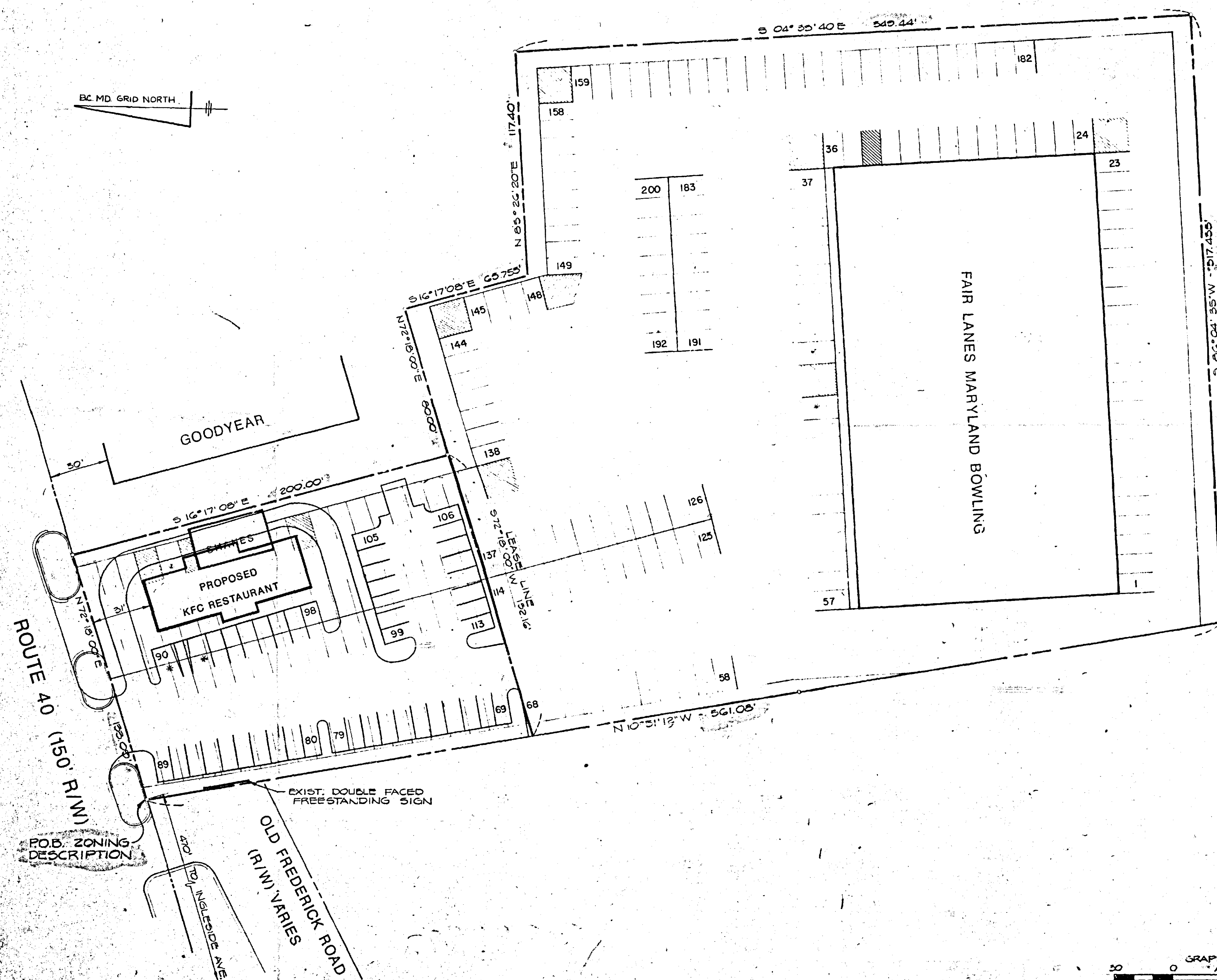
EXHIBIT



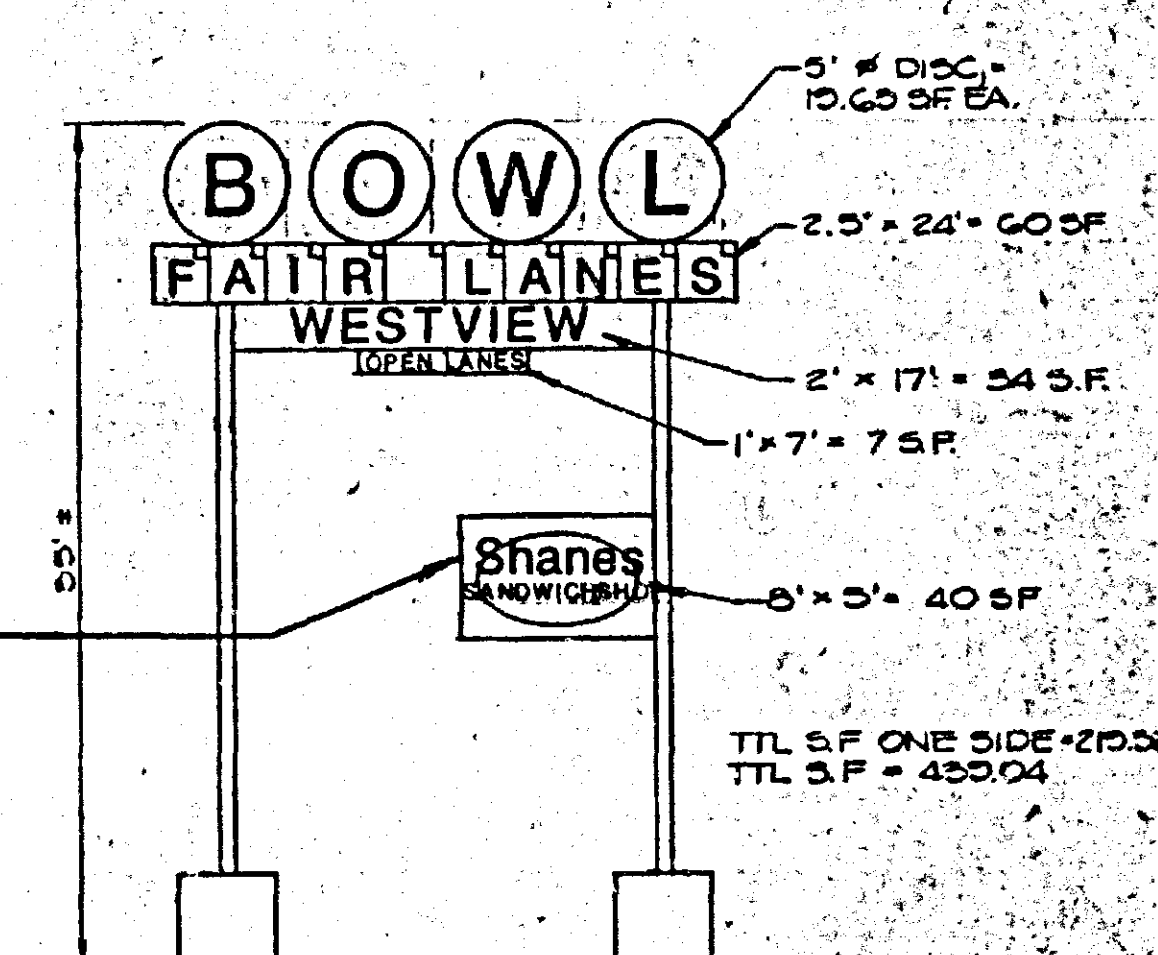
LOCATION MAP
SCALE: 1"=2000'

NOTES:

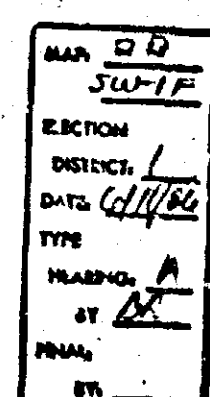
1. OWNER: FAIRLANES MARYLAND BOWLING
1112 NORTH ROLLING ROAD
BALTIMORE, MARYLAND 21228
2. DEED REFERENCE: EHK JR. 6625/510
3. TAX ACCOUNT NO: 01-23-155270
4. EXISTING ZONING: DM-CSA
PROPOSED ZONING: NO CHANGE
5. PARKING TABULATIONS:
SPACES REQUIRED -
BOWLING: 3 PER LANE = 3 x 40 = 120
RESTAURANT: 1 PER 50 S.F. = 2665 ÷ 50 = 53.3
TOTAL 173.3 USE 174
SPACES PROVIDED - 200 (26 EXCESS)
6. EXISTING SHANES SANDWICH SHOP TO BE REMOVED FOR DEVELOPMENT OF PROPOSED KFC RESTAURANT.
7. * - DENOTES HANDICAPPED PARKING SPACE.
8. THIS PLAN REPRESENTS A GRAPHICAL REPRESENTATION OF THE SUBJECT PROPERTY ONLY; COMPILED FROM DEEDS AND FIELD INSPECTIONS. IT IS NOT INTENDED TO REPRESENT AN ACTUAL FIELD RUN TOPOGRAPHIC OR BOUNDARY OUTLINE SURVEY.
9. SEE SHEET V-2 FOR LOCATION OF PROPOSED SIGNS



EXISTING SHANES SIGN TO BE REMOVED



DETAIL OF DOUBLE FACED FREESTANDING SIGN
N.T.S.



PETITIONER'S
EXHIBIT

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION
1	11-17-87	FINAL

PLAN PREPARATION	
DRAWN BY T.L.K.	DATE 11/11/87
DESIGNED BY	SCALE 1"=30'
CHECKED BY T.L.K.	JOB NO. 7617-51-006

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE		DRAWING NO.
KFC		V-18
5647 BALTIMORE NATIONAL PIKE		SHEET NO.
ELECT. DIST. 1 BALTIMORE CO., MD.		1182

