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CPS-008

cc: STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207

MSF • 14

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 3, 1986

Mr. Anthony J. Cortea
STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207-2722

File
Item No. 331
Baltimore Development
Corporation, et al,
Petitioners

Dear Mr. Cortea:

I am in receipt of your letter dated April 2, 1986.

I appreciate the concerns which you raise; however, I cannot permit the filing of a building permit prior to a decision being rendered.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Enclosure

cc: Mr. W. Carl Richards, Jr.

STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
21 GOVERNOR'S COURT
BALTIMORE, MD 21207-2722
301-944-9112

April 2, 1986
86-574

Baltimore County
Office of Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. Arnold Jablon
Zoning Commissioner

Reference: Kentucky Fried Chicken *BALTIMORE DEV. CORP. et al*
7938 Eastern Boulevard
Case No. 331

Our Job No.: 61-7807

Dear Mr. Jablon:

On behalf of our client Kentucky Fried Chicken, STV/Lyon Associates would like to be able to apply for a building permit on the above referenced project, while the zoning hearing is still pending. Filing for the building permit while the zoning hearing is pending would allow KFC to meet their time constraints placed in the purchase option.

Your consideration of granting this request would be appreciated by everyone concerned. Should you have any questions, please do not hesitate to contact me.

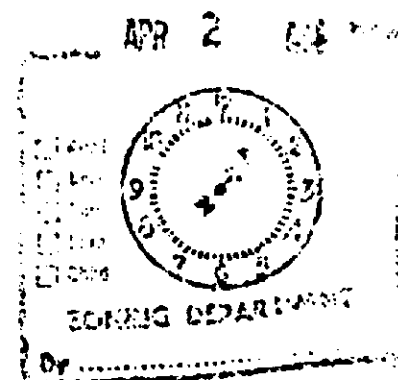
Very truly yours,

STV/LYON ASSOCIATES, INC.

Anthony J. Cortea
Anthony J. Cortea
Associate

AJC/wl

STV ENGINEERS, Engineers Architects Planners Professional Member Firms STV/Lyon Associates
STV Management Consultants STV/H.D. Birmingham STV/Sandberg & Deane STV/Sweeney Development Vision & Knowledge



BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 331, Zoning Advisory Committee Meeting of April 1, 1986

Property Owner: *Ballegem Development Corp. et al*

Location: *NN/S Eastern Ave. 401-74' NE of Rolling Mill Rd* District *15th*

Water Supply *Public* Sewage Disposal *Public*

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 331 Zoning Advisory Committee Meeting of April 1, 1986
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

ROYSTON, MUELLER, MCLEAN & REID

ATTORNEYS AT LAW
SUITE 900
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(410) 823-1800

March 18, 1986

Arnold Jablon, Esq.
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Variances (7930 Eastern Avenue, Baltimore)

Dear Mr. Jablon:

We have filed, concurrent with this letter request, a Petition requesting certain zoning variances pertaining to the above-captioned property.

Because of various contractual and planning commitments, an early hearing date on our Petition is absolutely essential.

Accordingly, we urge your favorable consideration of this request.

Thank you.

Very truly yours,

E. Harrison Stone
E. Harrison Stone

EHS:jz



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 14, 1986

Mr. Herbert Malmud
H. Malmud and Associates, Inc.
8815 Meadow Heights Road
Randallstown, MD 21133

RE: Eastern Center Plaza
Shell Station Site
(formerly G.E.M. Stores)
7928-7940 Eastern Avenue
15th Election District
M.L.-I.M./M.L.-C.S.A.

Dear Mr. Malmud:

As per our request, this office is in receipt of an overall plan of the Eastern Center Plaza prepared August 23, 1983 by your company. This plan, as previously approved for commercial uses separately for the G.E.M. store, Frank's Nursery, and, most recently the Eastern Center Hall, will suffice as a grand-father plan for commercial uses including the Shell Station site.

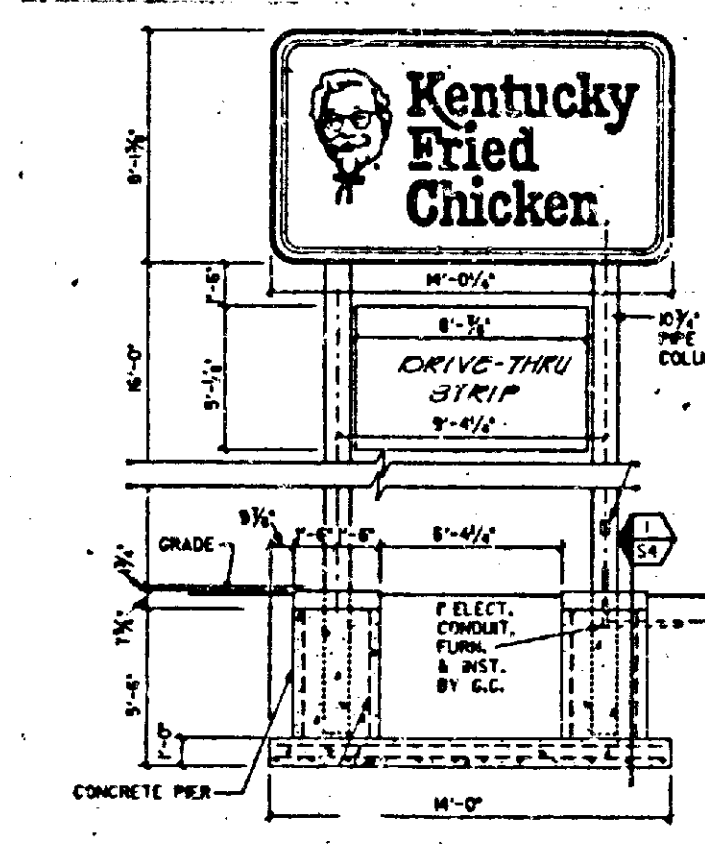
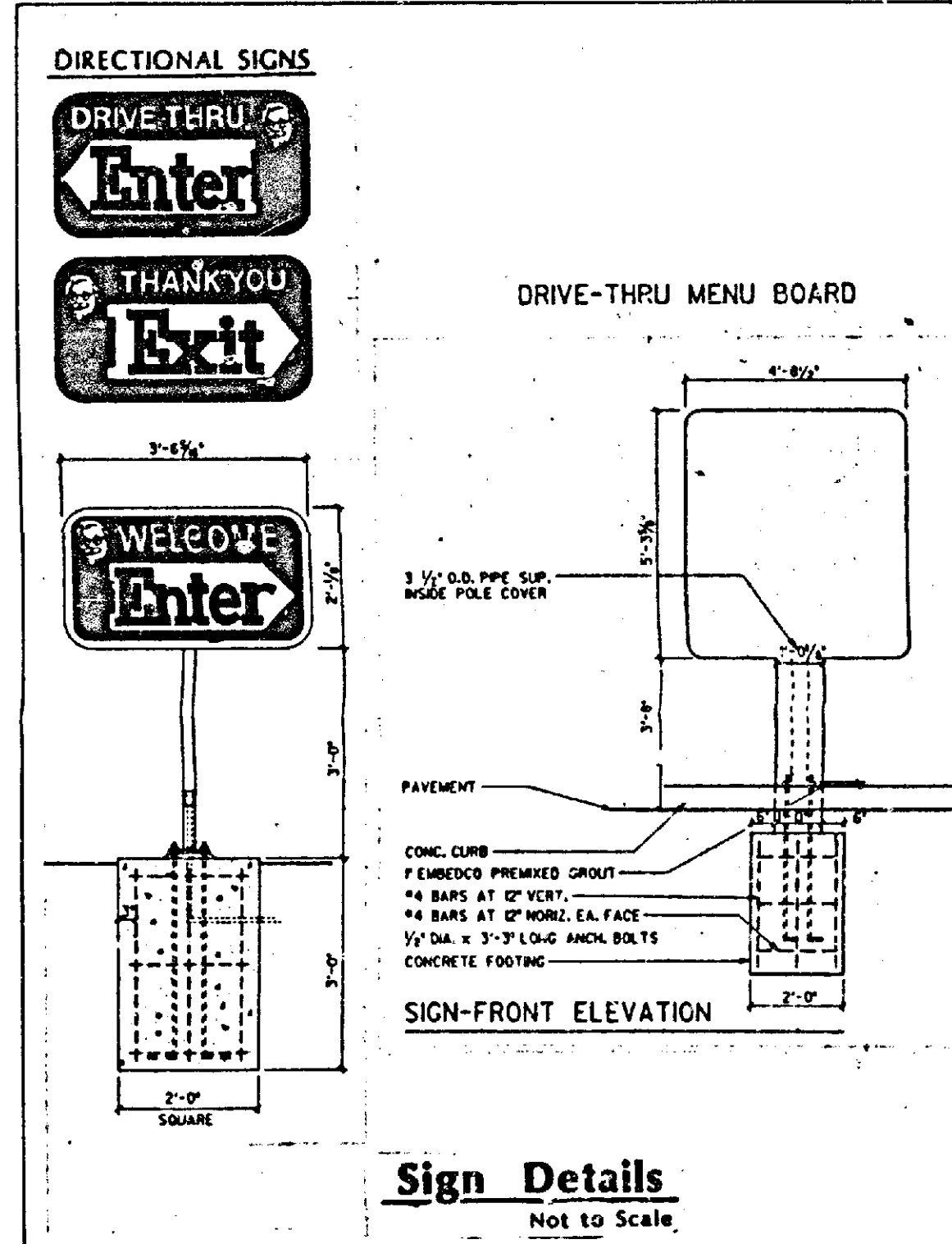
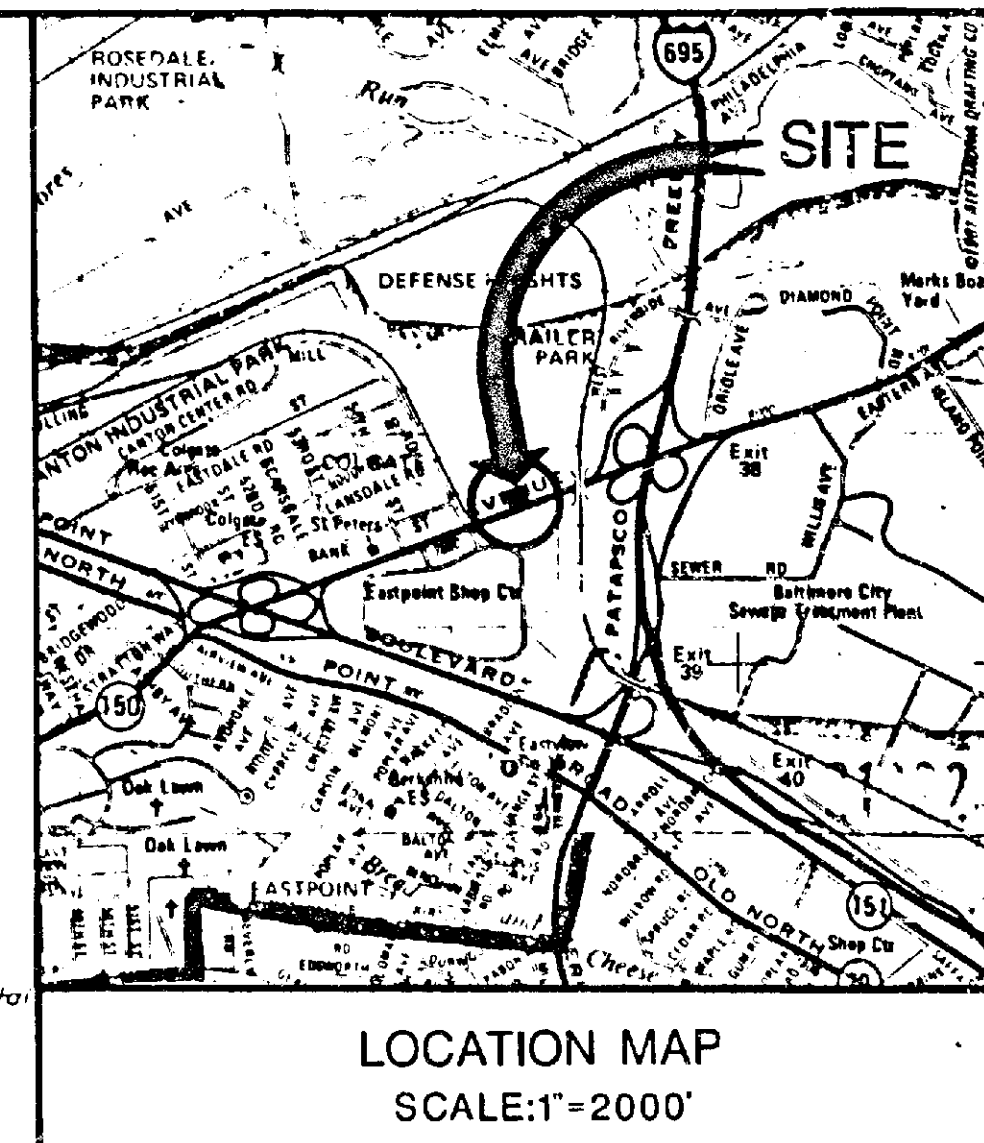
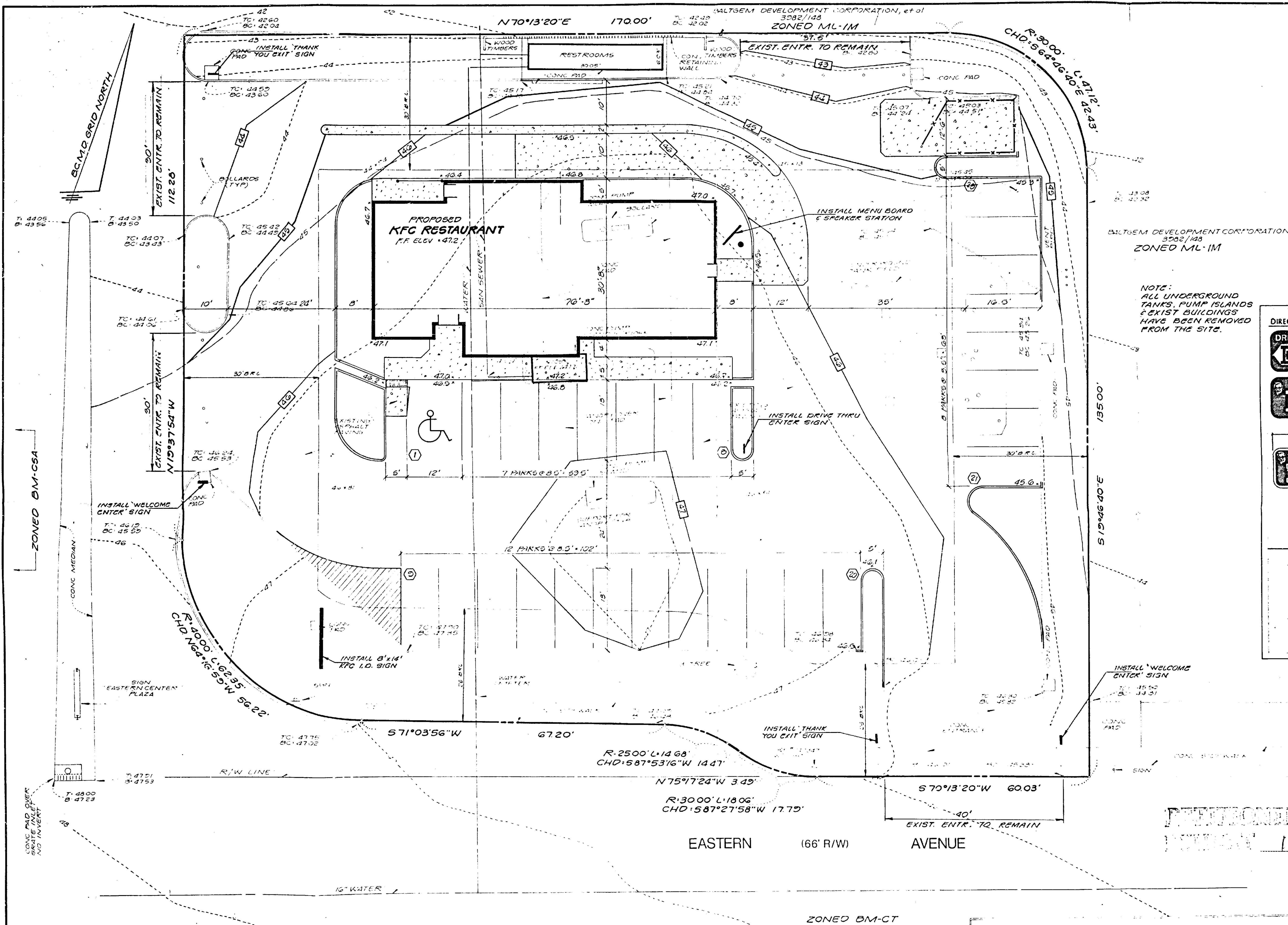
Specifically, the use of a restaurant would be approved by the Zoning Office on the Shell Station site as per your request provided all other zoning, setback, overall parking, and permit filing requirements are complied with.

Very truly yours,

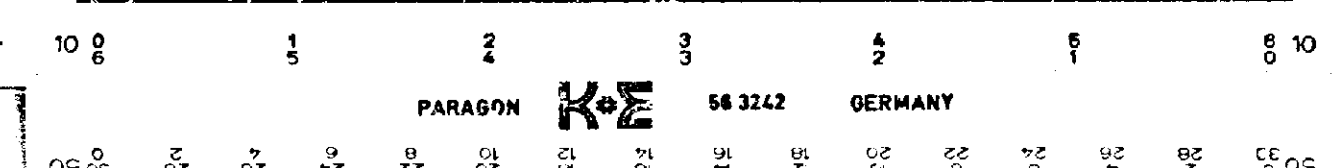
W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:bjg

PG 7 Zoning



STV / LYON ASSOCIATES Engineers Surveyors Planners 21 Governor's Court Baltimore, Maryland 21207 Telephone : 301-944-9112	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3-21</td> <td>PER ZONING COMMENTS</td> <td>TLK</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	3-21	PER ZONING COMMENTS	TLK	PLAN PREPARATION DRAWN BY: KILLMEYER DATE: 3/19/86 DESIGNED BY: ARGREEN SCALE: 1"=10' CHECKED BY: [Signature]	PLAT TO ACCOMPANY: PETITION FOR ZONING VARIANCE KFC 7938 EASTERN AVENUE ELECTION DIST. 15 BALTIMORE CO., MD. DRAWING NO. V-2 SHEET NO. 2 of 2
NO.	DATE	DESCRIPTION	BY								
1	3-21	PER ZONING COMMENTS	TLK								



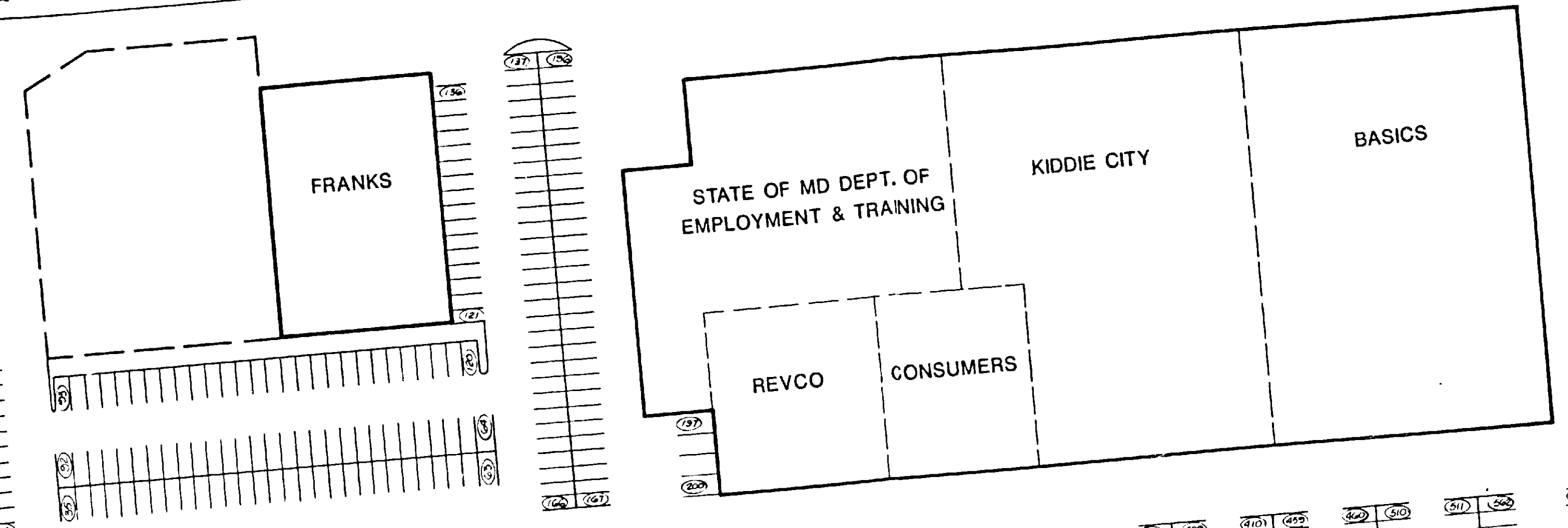
6/1/87

EASTERN STAINLESS STEEL
639 / 586
ZONED MH

ROLLING MILL RD.
N 25° 28' 20" W - 569.26'
60' R/W

N 64° 31' 40" E - 67.84'

N 65° 26' 50" E - 968.97'



NEW CAR PARKING FOR
LEGUM CHEVROLET

EXISTING I.D.
SIGN 'B'

GEM OF BALTIMORE-EAST, INC.
4200 ± S.F.
19.469 AC ±

S 70° 13' 20" W - 532.48'

LEGUM CHEVROLET
5713 / 667
ZONED BM-CSA

HORN &
HORN

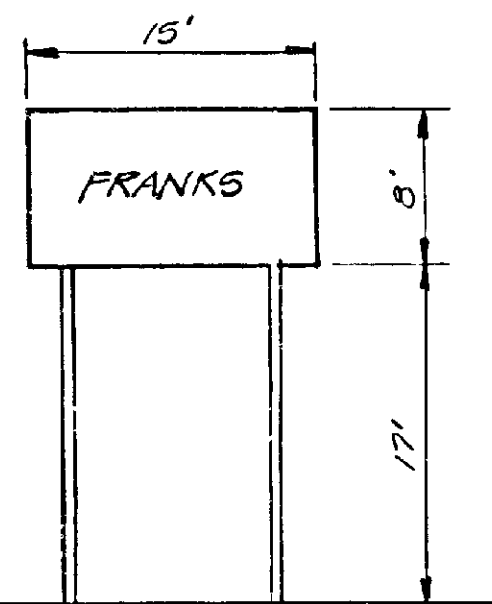
PROPOSED KFC
RESTAURANT

AREA LEASED TO KFC NATIONAL
MANAGEMENT CO. 0.712 AC ±

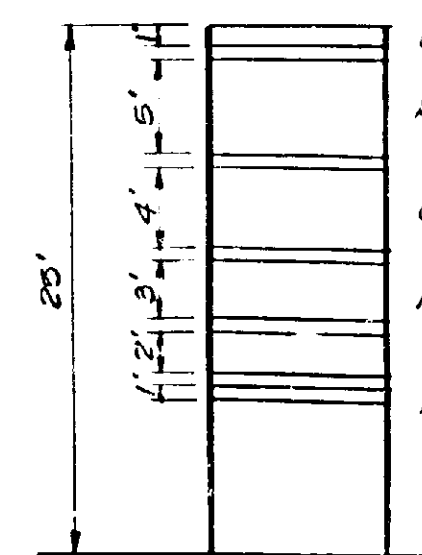
EXISTING I.D.
SIGN 'A'

EASTERN AVE. 66' R/W
S 70° 13' 20" W - 444.15'

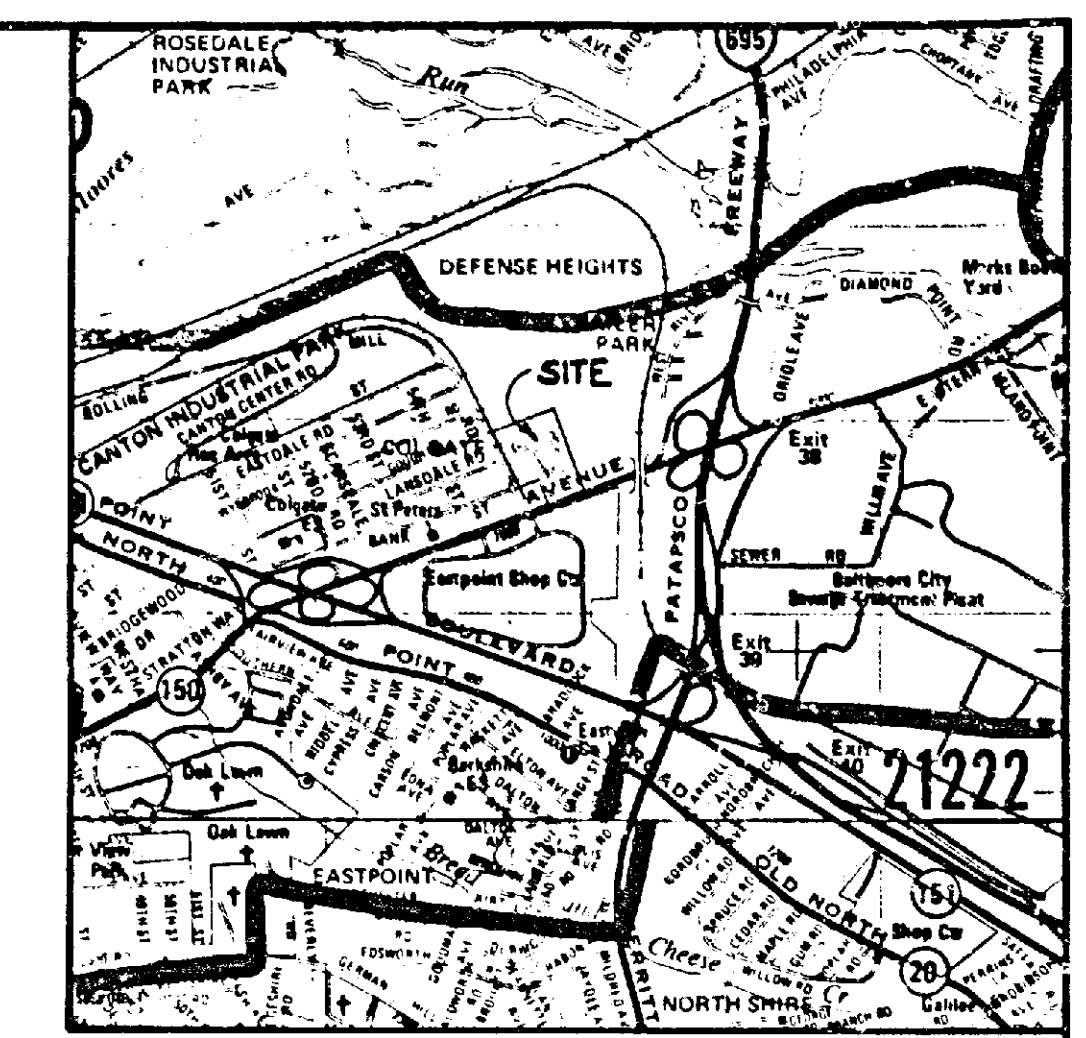
I.D. SIGN 'B'



I.D. SIGN 'A'



EASTERN CENTER PLAZA
BASICS & REVCO
LEGUM KIDDIE CITY
FRANKS
CONSUMERS
REVCO



VICINITY MAP
1" = 2,000'

BALTIMORE GAS & ELECTRIC CO.
2627 / 373

NOTES:

- OWNER: BALGEM DEVELOPMENT CORPORATION
11433 OLDE CABIN ROAD
ST. LOUIS, MISSOURI
(314) 997-1225
- LESSEE: KFC NATIONAL MANAGEMENT COMPANY
7225 PARKWAY DRIVE
HANOVER, MARYLAND 21076
(301) 796-5100
- EXISTING USE: ABANDONED GAS & CO
PROPOSED USE: KFC RESTAURANT
- EXISTING ZONING: ~~ML/ML-CSA/BM-CSA As shown~~
PROPOSED ZONING: NO CHANGE
- VARIANCES REQUIRED:
A) FROM SECTION 409.26(3) TO ALLOW 940 PARKING SPACES IN LIEU OF THE REQUIRED 1021.
B) FROM SECTION 413.2e,f SEE BELOW

SIGN SQUARE FOOTAGE TABULATION

TOTAL NUMBER OF SIGNS: 1 SHOPPING CENTER I.D. SIGN
8 OTHER BUSINESS SIGNS

EXISTING SHOPPING CENTER I.D. SIGN 'A': 144 S.F.
OTHER BUSINESS SIGNS: 240 S.F. (TOTAL EXISTING SIGNAGE)

PROPOSED K.F.C. I.D. SIGN = 281 S.F.
(W/DRIVE THRU STRIP)
PROPOSED MENU BOARD SIGN = 26 S.F. (ONE-SIDED)
PROPOSED DIRECTIONAL SIGNS = 77.5 S.F. (2 @ 16.5 S.F.)

TOTAL EXISTING SIGNAGE: 384 S.F.
TOTAL PROPOSED SIGNAGE: 384.5 S.F.

REQUIRED PARKING TABULATION

TENANT	USE	S.F.	REQUIRED	PARKING
STATE OF MD. DEPT. OF EMPLOYMENT & TRAINING	OFFICE	27,700	1/300 S.F.	= 92.33
FRANKS	RETAIL	15,450	1/200 S.F.	= 77.25
REVCO	RETAIL	11,000	1/200 S.F.	= 55.00
CONSUMERS	RETAIL	8,900	1/200 S.F.	= 44.50
KIDDIE CITY	RETAIL	39,900	1/200 S.F.	= 199.5
BASICS	RETAIL	41,250	1/200 S.F.	= 206.25
PROPOSED KFC	RESTAURANT	2,640	1/50 S.F.	= 52.8
HORN & HORN	RESTAURANT	14,400	1/50 S.F.	= 288
TOTAL NO. OF PARKING SPACES REQUIRED				= 1020.63 - 1015.63
TOTAL NO. OF PARKING SPACES PROVIDED				= 940

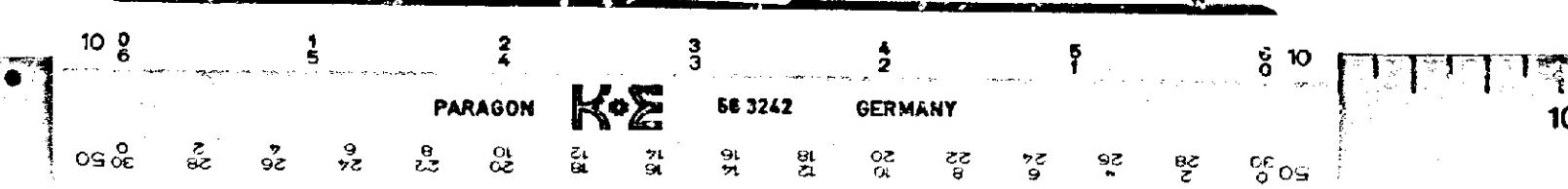
STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112 *Tony Cortez*

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/13	FOR ZONING SUBMISSION

PLAN PREPARATION	
DRAWN BY	J.E.F.
DATE	3/7/86
DESIGNED BY	
CHECKED BY	

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
EASTERN CENTER PLAZA
ELECTION DISTRICT 15, C7
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
V-1
SHEET NO.
1 of 2



6/1/87