87-281-X # 286	260' N & W of Orchard Tree La., 534.52' N of Joppa Rd. (8855 Orchard Tree La.) 9th Elec. Dist.
11/26/86	Special Exception - filing fee \$100.00 - Ram Part, Partnership
11/26/86	Hearing set for $1/5/87$, at $11:30$ a.m.
1/5/87	Advertising and Posting - \$93.00
1/9/87	Ordered by the Zoning Commissioner that the Petition for Special Exception for an arcade (10 machines) as a use in combination with a skating rink is GRANTED.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

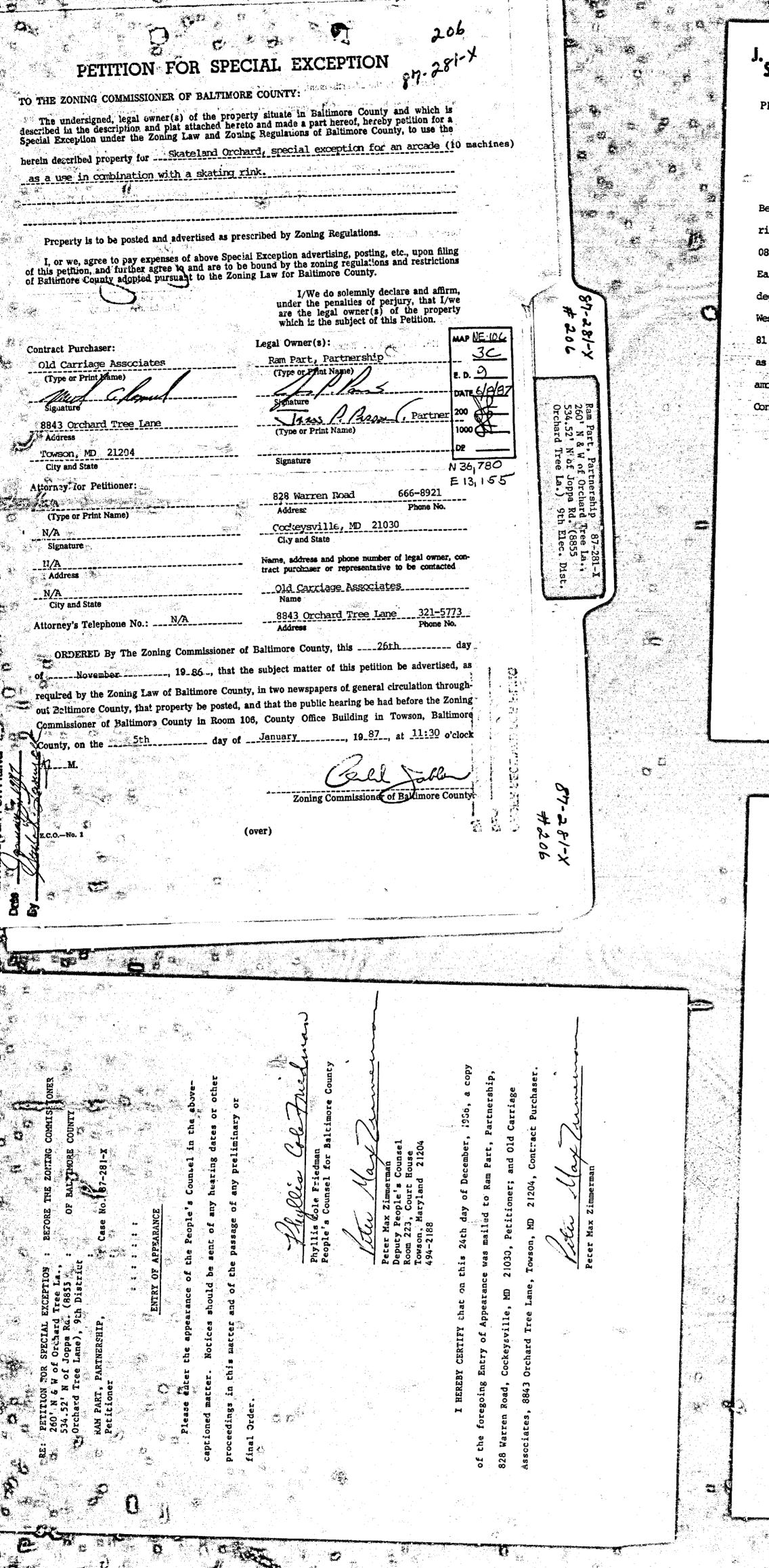
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this gth day of January, 1987, that the Petition for Special Exception for an arcade (10 machines) as a use in combination with a skating rink be and is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of Baltimore County

AJ/srl

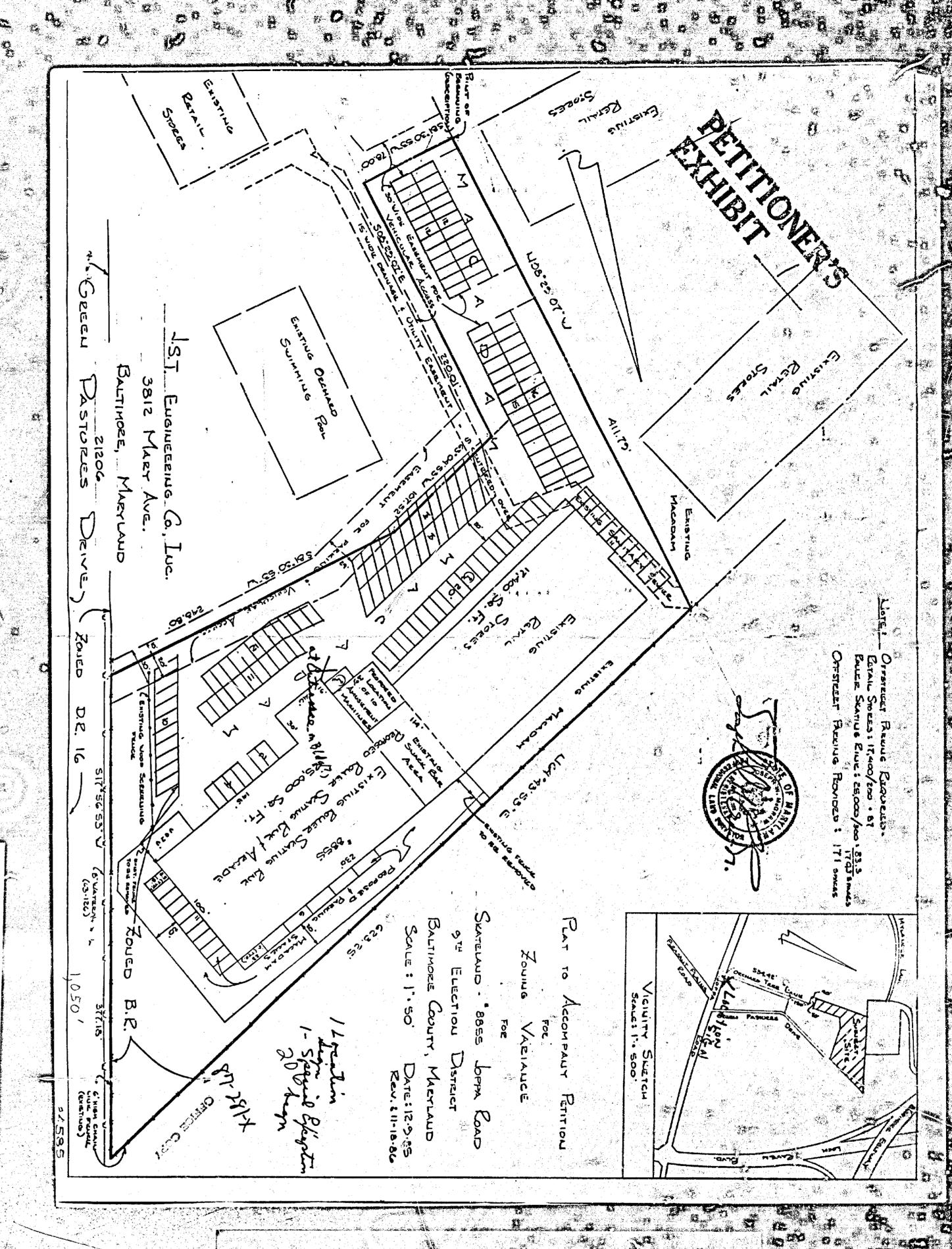
cc: Mr. Michael A. Rommel

People's Counsel



I. Engineering Con Inc. PROFESSIONAL LAND SURVEYORS 3812 Mary Avenue Baltimore, Maryland 21206 Beginning for the same at a point 260' North, West and North of the end of the 30' right of way of Orchard Tree Lane, 534.42 North of Joppa Road. Running thence 1.) North 08 defrees 29 minutes 07 seconds West 411.79', 2.) North 64 degrees 43 minutes 53 seconds East 623.25', 3.) South 17 degrees 56 minutes 53 seconds West 377.18', 4.) South 81 degrees 30 minutes 53 seconds West 248.80', 5.) South 63 degrees 04 minutes 53 seconds West 107.52', 6.) South 08 degrees 29 minutes 07 seconds East 220.00' and 7.) South 81 degrees 30 minutes 53 seconds West 78.00' to the place of beginning. Being known as Lot 2, as shown on the "PLAT OF PROPERTY OF PAUL McL. PARDEW", which plat is recorded among the land records of Baltimore County in plat book E.H.K., JR. No. 53, folio 106. Containing 3.237 more or less acres of land.

PETITION FOR SPECIAL EXCEPTION 9th Election District Case No. 87-281-X 260 feet North and West of Orchard Tree Lane, 534.52 feet North of Joppa Road (8855 Orchard Tree Lane) DATE AND TIME: Monday, January 5, 1987, at 11:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 (10 machines) as a use in combination with a skating rink Being the property of Ram Part, Partnership, as shown on plat plan filed with the Zoning Office. In the event that this Petition(s) 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



Towson, Maryland 212041

Your perition has been received and accepted for fill

Petitioner Fam Part, Partnership Receives

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204 ARNOLD JABLON JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER December 30, 1986 Rem Part, Partnership 828 Werren Rosi Cockeysville, Maryland 21030 RE: PETITION FOR SPECIAL EXCEPTION 260° M A W of Orchard Tree La., 534.52° W of Joppa Rd. (8855 Orchard Tree La.) 9th Election District Ram Part, Partnership - Petitioner Case No. 87-281-X __is due for advertising 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. shock navable to Baltimore County, Maryland, and remit RE COUNTY MARYLAND MOCELLANEOUT CASH RECEIPT A SIGNS & POSTER Michael A. Rommel. 8843 Orchard Tree Lane. ADVERTISING & POSTING COSTS RE CASE #87-281-X

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Ram Part, Partnership

828 Warren Road

Cockeysville, Maryland 21030

ability of the requested zoning.

scheduled accordingly.

cc: Old Carriage Associates

3812 Mary Avenue

8843 Orchard Tree Lane Towson, Maryland 21202

JST Engineering Co., Inc.

Baltimore, Maryland 21200

JED:kkb

Enclosures

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

Bureau of

Department of

Traffic Emineering

State Roads Commission

Bureau of 11re Prevention

Health Department

Project Planning

Building Department

Industrial

Development

Board of Education

Zoning Auministration

December 23, 1986

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 suit-

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

Very truly yours,

Zoning Plans Advisory Committee

JAMES E. DYER

RE: Item No. 206 - Case No. 87-281-X

Petitioner: Ram Part, Partnership

Petition for Special Exception

Ram Part, Partnership December 5, 1986 828 Warren Road Cockeysville, Maryland 21030 NOTICE OF HEARING PE: PETITION FOR SPECIAL EXCEPTION 260' N & W of Orchard Tree La., 534.52' N of Joppa Rd. (8855 Orchard Tree La.) 9th Election District Ram Part, Partnership - Petitioner Case No. 87-281-X Monday, January 5, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland of Baltimore County No. U25713 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 01-615 AMOUNT_\$ 100.00 RECEIVED ROMMELL BUILDERS, INC FOR FILING FEE FOR SPECIAL EXCEPTION 206 8 8044*****10000:a =208F RAM PART PARTNERSHIP . PETITIONER VALIDATION OR SIGNATURE OF CASHIER

BATIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO. Zoning Commissioner Date December 9, 1986 Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT_Zoning Petition No. 87-275-A, 87-276-A, 87-278-A, 87-281-A, 87-282-A and 87-284-A

There are no comprehensive planning factors requiring comment

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

STEPHEN E. COLLINS DIRECTOR

January 8, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 202, 203, 204, 205, 206) 207, and 208.

Very truly yours. Triolaf Aleiza

Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

NORMAN E. GERBER DIRECTOR

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

DECEMBER 8,1986

Re: Zoning Advisory Meeting of DECEMBER 2,1986 Item # 2000 Property Owner: RAM PART, PARTNERSHIP Location: 260' N.+W. OF ORCHARD

Dear Mr. Jablon:

TREE LANE, 534.42' N. OF JOPPA

Ro.

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 forward by the Bureau of Public Services.)This site is part of a larger tract; therfore 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 Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. Additional comments:

David Fields, Acting Chief Current Planning and Development

PAUL H. REINCKE CHIEF

CPS-008

NEG:JGH:slb

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

December 16, 1986

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

RE: Property Owner: Ram Part, Partnership

Location: 260' N and W of Orchard Tree Lane, 534.42' N. of Joppa Road Zoning Agenda: Meeting of 12/2/86 Item No.: 206

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.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

') 6. Site plans are approved, as drawn.

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

REVIEWER: Catt Set Kelly 12-18-86 Approved: Fire Prevention Bureau

Planning Group
Special Inspection Division

DEPARTMENT OF PERMITS & L TOWSON, MARYLAND 21204

BALTIMOR COUNTY
DEPARTMENT OF PERMITS & LICENSES **DECEMBER 16. 1986**

TED ZALESKI, JR. DIRECTOR

Comments on Item # 206 Soming Advisory Committee Meeting are so follows

Property Owner: RAM PART. PARTNERSHIP LOCATION 260 FEET N AND W OF ORCHARD TREE LANE, 534.42 FEET N OF JOPPA RD. Districts 9TH

(B) 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 Haryland Architect or Engineer 1250, not required on plane and technical data. D. Commercial: Three sets of construction drawings scaled and signed by a registered in Wanyland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not apprehled

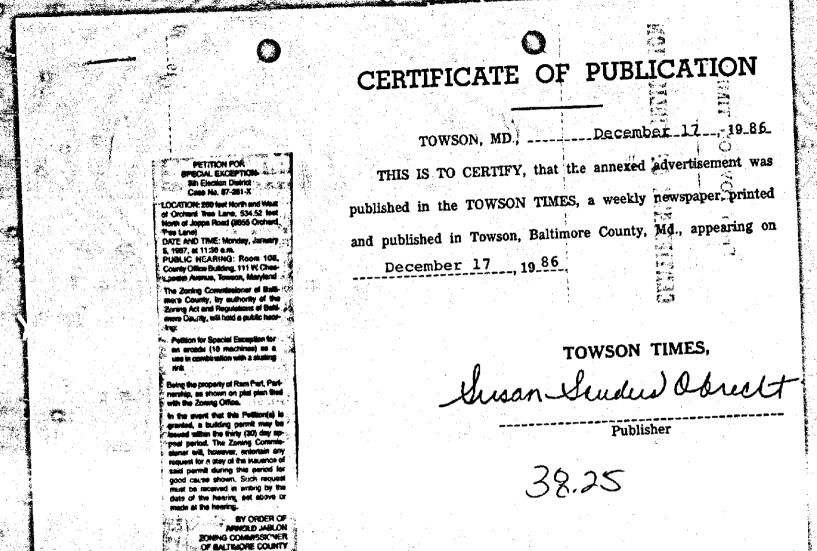
N. All Use Groups accept B-i Single Family Datached Evallings require a minimum of 1 hour fire rating for outerior walls closer than 6'-0 to an interior lot line. B-i Use Groups require a was hear well if closer than 3'-0 to an interior lot line. Any wall built on an interior let line shall require a fire or party wall. See Table 201, Section 1207, Section 1206.2 and Table 1202, To openings are parallely in an exterior well within 3'-0 of an interior lot line.

7. The structume does not appear to comply with Table 505 for permissible beight/area. Reply to the requested variance by this office carnot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 201 and 505 and have your Architect/Engineer conduct this department.

The requested verience appears to conflict with Section(s) _____, ef the Baltimore County Bullding Code.

When filing for a required Change of Des/Company Pennit, in alteration paratit application shall also be filed along with three ners of acceptable emergence plane indicating how the emisting structure is to be altered in order to comply with the Ords requirements for the new was. Regulard inchinestated of Engineer scale are usually required. The change of Des Greene are from Use to Dec or to Mined Uses

Is The proposed project appears to be lainted in a Flood Plain, Sidel/Riverina, Playme see the attached copy of Section 516.0 of the Building Code as adopted by Bull 617-05. Site p. are shall show the correct alevations above see level for the lot and the finish floor areas including because.



DI

M181450170 Dec. 17

2

SPECIAL EXCEPTION 9th Election District Case No. 87-281-X West of Orchard Tree Lane, 534.52 feet North of Joppe Road (885)
Orchard Tree Lane) DATE AND TIME: Monday, Januar

1

5, 1987, at 11:30 a.m. PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hearing: Petition for Special Exception fo en arcade (10 machines) as a use it combination with a skating rink.

Being the property of Ram Part,
Partnership, as shown on plat plan filed with the Zuning Office. peal period. The Zoning Commis said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above o made at the hearing By Order Of ARNOLD JABLON Zoning Commissioner of Beltimore County 12/183 Dec. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18 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 December 18

THE JEFFERSONIAN.

Susan Senders Obrectte

and the software of the soft

Publisher

24.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-281-X

Posted for: Special Exception
Petitioner: Rem Part Partnership

Location of property: Ifo' N & W | Drefer's They bere 534.52' Missing Ps

Location of Signs: Les Sign Fring John Rd , erons. 15 Ft. The dury St. sign of 30/cox of Blleshit, Fring Porting Aven

Number of Signe: 2