

[illegible]

receipt
74-356-A
Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: 8-01-6150
Number: 336
Date: 3/19/94
CASH - VARIANCE - \$ 250.00
CASH - THE SIGN - \$ 70.00
TOTAL - \$ 320.00
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County

receipt
Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: 8-01-6150
Number: 336 (RT)
Date: 3/24/94
#110 - PETITION - \$300.00
(Petition Variance Petition & Plans)
Local Owner - Egan Limited Partnership
Contract Purchaser - Chesapeake Restaurant
10011 Pulaski Highway
District: 110
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 867-3333
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES
Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioners are responsible for the costs associated with these requirements.
PAYMENT WILL BE MADE AS FOLLOWS:
1) Posting fees will be assessed and paid to this office at the time of filing.
2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
NON-PAYMENT OF ADVERTISING FEES WILL STOP ISSUANCE OF ZONING ORDERS.
FOR NEWSPAPER ADVERTISING:
Item No. 336
Petitioner:
Location:
PLANS FORWARDED ADVERTISING BILL TO:
NAME: UNKE HIKON, CHUCKLES DELUXE
ADDRESS: 1701 TOWN HILL DRIVE
BETHESDA, MD 20814
PHONE NUMBER: 404-0231 (William H. H.)
MUST BE SUPPLIED

Item Number: 336
Planner: RT
Date Filed: 3-16-94
PETITION PROCESSING FLAG
This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this flag will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.
Need an attorney
The following information is missing:
Descriptions, including accurate beginning point
Actual address of property
Zoning
Acreage
Plats (need 12, only submitted)
200 scale zoning map with property outlined
Election district
Councilmatic district
BCHR section information and/or wording
Barabala/practical difficulty information
Owner's signature (need minimum 1 original signature) and/or
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
Power of attorney or authorization for person signing for legal owner and/or contract purchaser
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Notary Public's section is incomplete and/or incorrect and/or commission has expired
PET-FLAG (TAYSON)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 867-3333
DATE: CLOSING DATE OF HEARING DATE
INVOICE
William Monk, Inc.
222 Bosley Avenue
Towson, Maryland 21204
CASE NUMBER/PROJECT NAME: 94-356-A
(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = "\$60.00" Due
THIS IS A PENALTY CHARGE. IN LIEU OF PAYMENT, WE WOULD PREFER THAT YOU RETURN THE SIGN/POST SET(S) AND USE OF THE INVOICE WAIVER BELOW.
INVOICE WAIVER
CASE NUMBER/PROJECT NAME: 94-356-A
Returned: Zoning Notice Sign and Post Set(s).
DATE: for EAM
Amount Due waived upon return of the COMPLETE sign and post set(s). When you return same, bring this form with you.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 867-3333
MARCH 18, 1994
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein to hear the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204
at
Room 110, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 94-356-A (Item 336)
10011 Pulaski Highway
525 Pulaski Highway, District: 110 of off Chesapeake Road
110 Election District: 5th Councilmatic
Local Owner(s): Egan Limited Partnership
Contract Purchaser(s): Chesapeake Restaurant
HEARING: TUESDAY, APRIL 19, 1994 at 10:00 a.m. in Room 110, Old Courthouse.
Variances to permit 48x4 square feet of business signs in line of the variance permitted 100 square feet and to permit 12 signs (2 free-standing pole signs, 3 smaller posts, 1 main banner, and 3 directional signs) in line of the variance permitted 3 signs on any structure.
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 867-3333
April 8, 1994
Kirk A. Salvo
Egan Limited Partnership
14 Back River Neck Road
Baltimore, Maryland 21221
RE: Case No. 94-356-A, Item No. 336
Petitioner: Egan Limited Partnership, et al.
Petition for Variance
Dear Mr. Salvo:
The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 March 8, 1994, and a hearing was scheduled accordingly.
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.
1. The Director of Zoning Administration and Development Management has instituted a system whereby associated zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 867-3333
April 12, 1994
Kirk A. Salvo
Egan Limited Partnership
14 Back River Neck Road
Baltimore, Maryland 21221
RE: Case No. 94-356-A, Item 336
Petition for Variance
Dear Mr. Salvo:
Enclosed is a copy of comments received from Public Works, Developers Engineering Section, on April 11, 1994 for the above-referenced case.
If there are any questions, please do not hesitate to call me at 867-3391.
Sincerely,
Charlotte Minton
Charlotte Minton
Office Assistant
cc: Enclosure

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE
TO: Arnold Jablon, Director DATE: April 11, 1994
Zoning Administration and Development Management
FROM: Robert W. Bowling, F.E.K. Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for April 11, 1994
Item No. 336 (revised)
The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Landscape Manual when the Development Plan is submitted.
All improvements affecting the State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.
RWB:aw

700 East Joyce Road, Suite 101
Towson, MD 21286-5500

(410) 887-4000

DATE: 02/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
PH: 879-1115

RE: Property Owner's EFC EFC

LOCATION: SEE BELOW

Item 1-1 SEE BELOW

Item 1-1

Enclosed in this report, the referenced property has been surveyed by this Bureau and the County Survey is applicable and required to be attached to the proposed site plan for the property.

On the building was a structure existing as proposed on the site shall comply with all applicable measurements of the National Fire Protection Association (NFPA) in the "Life Safety Code", 1991 edition prior to occupancy. IN REFERENCE TO THE FOLLOWING ITEM NUMBER: 336 AND 335.

RECEIVED
MAR 23 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Prevention, PHONE: 887-4001, HS-1100P

cc: File

cc: File

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
DATE: April 6, 1994

RECEIVED
APR 2 9 1994
ZONING COMMISSIONER

SUBJECT: 10811 Pulaski Highway

Item Number: 336

Petitioner: Ehen Limited Partnership

Property Size

Zoning: B.R.-C.R.-1

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Staff recommends that the maximum size of the freestanding pole sign on Ehen Road be 75 square feet per face. This size is consistent with the proposed new sign legislation adopted by the Baltimore County Planning Board, See Section 456.3.5 (page 12) in the Final Planning Board Report adopted 2/17/94.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kern
PK/Sile

ZAC.336/PZ008/ZAC1

Pg. 1

111 West Chesapeake Avenue
Towson, MD 21204

April 13, 1994

(410) 887-3353

Kirk A. Salvo
Ehen Limited Partnership
14 Back River Neck Road
Baltimore, Maryland 21211

RE: Case No. 04-356-A, Item No.336
Petition for Variance

Dear Mr. Salvo:

Enclosed are copies of comments received from the State Highway Administration on April 13, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3351.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure



Maryland Department of Transportation
State Highway Administration

O. James Lighthouse
Secretary
Hal Kassoff
Administrator

April 11, 1994

Re: Baltimore County
US 40 E
(Ehen Limited Partnership)
Checkers Restaurant
Variance Request
Item #4-336 (RT)
Mile Post 21.57

Dear Mr. Minton:

This office has reviewed the plan for the referenced item and offer the following:

A field inspection of the site reveals that the proposed entrance improvements indicated on the plan are generally acceptable to the State Highway Administration (SHA).

Therefore, we have no objection to approval of the variance request to permit 488.4 square feet of business signs in lieu of the maximum permitted 100 square feet, and to permit 13 signs (2 free-standing pole signs, 2 speaker posts, 2 menu boards, and 7 directional signs) in lieu of the maximum permitted 3 signs on any premises.

Entrance construction shall be subject to the terms and conditions of an access permit with the following submittals required:

- Eight (8) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.

My telephone number is 410-335-1550 (Fax# 333-1041)

Maryland Ferry Service for Improved Traveling or Speech
1-800-776-2268 Baltimore Toll Free
Shipping Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 787 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	SIGNATURE
BILL MONK	232 BOULEVARD AVENUE TOWSON, MD 21204
LONG MASON	1701 THURMAN DRIVE BIRMINGHAM, VA 23225
RANDY MURPHY	PO BOX 568 VA BEACH, VA 23451
Kirk Salvo	60 Back River Neck Road Baltimore, MD 21211

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

March 23, 1994

S.A.D.M.
111 W. Chesapeake Avenue
Room 109
Towson, MD 21204

Re: Item # 336 (variance application)
10811 Pulaski Highway & Ehen Road

To Whom It May Concern:

Attached are 13 revised plans for the above referenced project as well as a check for \$100.00 to cover the revision fee.

Following an agreement between the developer and the neighboring Crown Station I have added a point across internal driveway to the plan. This has necessitated minor changes to the plan and the addition of two directional signs which increase our signage variance request by 4 square feet.

Please contact me if there are any questions.

Cordially,

William P. Monk

WPM/elm

INITIAL SUBMITAL

AMENDED VARIANCE

- TOTAL SQFT FOR ALL SIGNS 488.4 SQFT 488.4 SQFT
- TOTAL SIGNS 13 15
- DIRECTIONAL SIGNS 7 9
- * SEE THE ADDITION 2 SMALL SIGNAGE POSTS (3 ft x 4 ft)

Ms. Charlotte Minton
Page Two
April 11, 1994

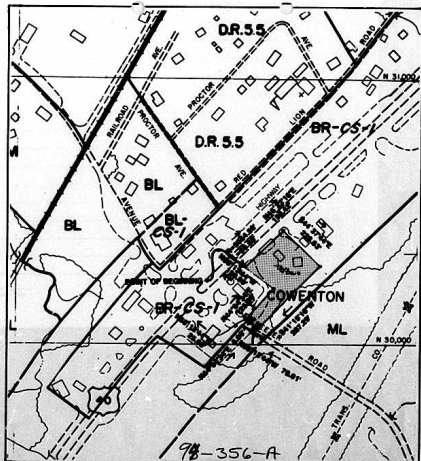
- A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction. Or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Should you have any questions, or require additional information, please contact Bob Small at (410) 333-1350.

Very truly yours,

David Ramsey, Acting Chief
Engineering Access Permits
Division



WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
111 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
FAX (410) 887-3354

ZONING MAP
NO. 100-356-A
VARIANCE APPLICATION
10811 PULASKI HIGHWAY
BALTIMORE COUNTY, MD
ITEM # 336

APPLICANT:
CHECKERS RESTAURANTS
111 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

RE: 04-356-A

WILLIAM MONK, INC.

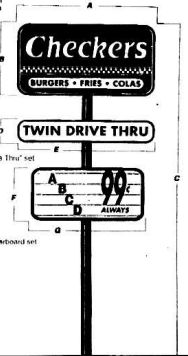
PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

10811 PULASKI HIGHWAY		BALTIMORE COUNTY REQUIREMENTS	
ITEM TYPE	10811 PULASKI HIGHWAY	DIVISION	PROPOSED
PROPOSED SIGNAGE	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)
DIRECTIONAL	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)
OTHER SIGNS	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)
TOTAL	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)	2 x 10 ft. sign 2 x 10 ft. sign (TOTAL SIGNS = 400 sq. ft.)

PETITIONER'S
EXHIBIT 3

100 Sq. Ft. Pylon Sign (illuminated)

• Checkers
8'x6'
Pylon Sign
10' H. Approx.
50 Sq. Ft.



• "Twin Drive Thru" set
6'0" Approx.
16 Sq. Ft.

• 4'x6' (flashed) illuminated set
7'8" Approx.
24 Sq. Ft.

Sq. Ft.	A	B	C	D	E	F	G
100 Sq. Ft.	9'-0"	5'-2"	28'	1'-0"	8'-0"	4'-2"	8'-1"

Proposed Amendments To The Baltimore County Zoning Regulations Regarding

SIGNS

PETITIONER'S
EXHIBIT 5

A Staff Report of
the Baltimore County
Office of Planning & Zoning

August 24, 1993

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204



(410) 887-3353

February 24, 1994

Mr. William P. Monk
William Monk, Inc.
Courthouse Commons
222 Bosley Avenue
Suite B-7
Towson, MD 21204

PETITIONER'S
EXHIBIT 6

Subject: Limited Exemption Approval
Checkers Restaurants
10811 Pulaski Highway
DNC No. 022248, 15C5

Dear Mr. Monk:

On February 22, 1994, the Development Review Committee reviewed the plan submitted on the above referenced project and determined it to be a Limited Exemption under Section (26-17)(b)(9) of the Baltimore County Development Regulations. This exempts your development from the requirements for a Community Input Meeting (CIM), a Hearing Officer's Hearing (HOH), however, compliance with all county design standards and requirements for private and public improvements are still required, as is compliance with all applicable zoning regulations.

The following requirements are necessary to further process your development plan:

- Because this project is on a state road, the State Highway Administration (SHA) will require plan review prior to approval of any permit. For further information contact Rob Small of SHA at (410) 333-1350.
- Submit two (2) check prints of the development plan, prepared in accordance with Section 26-203 of the Baltimore County Development Regulations to:

Zoning Administration and Development Management
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, MD 21204

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

PETITIONER'S
EXHIBIT 24



WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

PULASKI HIGHWAY



VIEW LOOKING SOUTH



VIEW LOOKING NORTH

PETITIONER'S
EXHIBIT 28

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT



VIEW LOOKING WEST ALONG EBENEZER ROAD

PETITIONER'S
EXHIBIT 28

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931

PETITIONER'S
EXHIBIT 28

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT



VIEW OF SITE LOOKING NORTH FROM EBENEZER ROAD



VIEW OF EBENEZER ROAD FROM THE SITE

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT



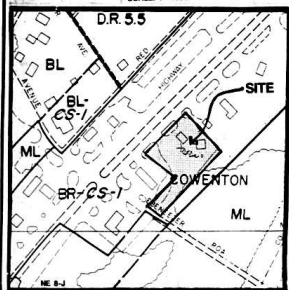
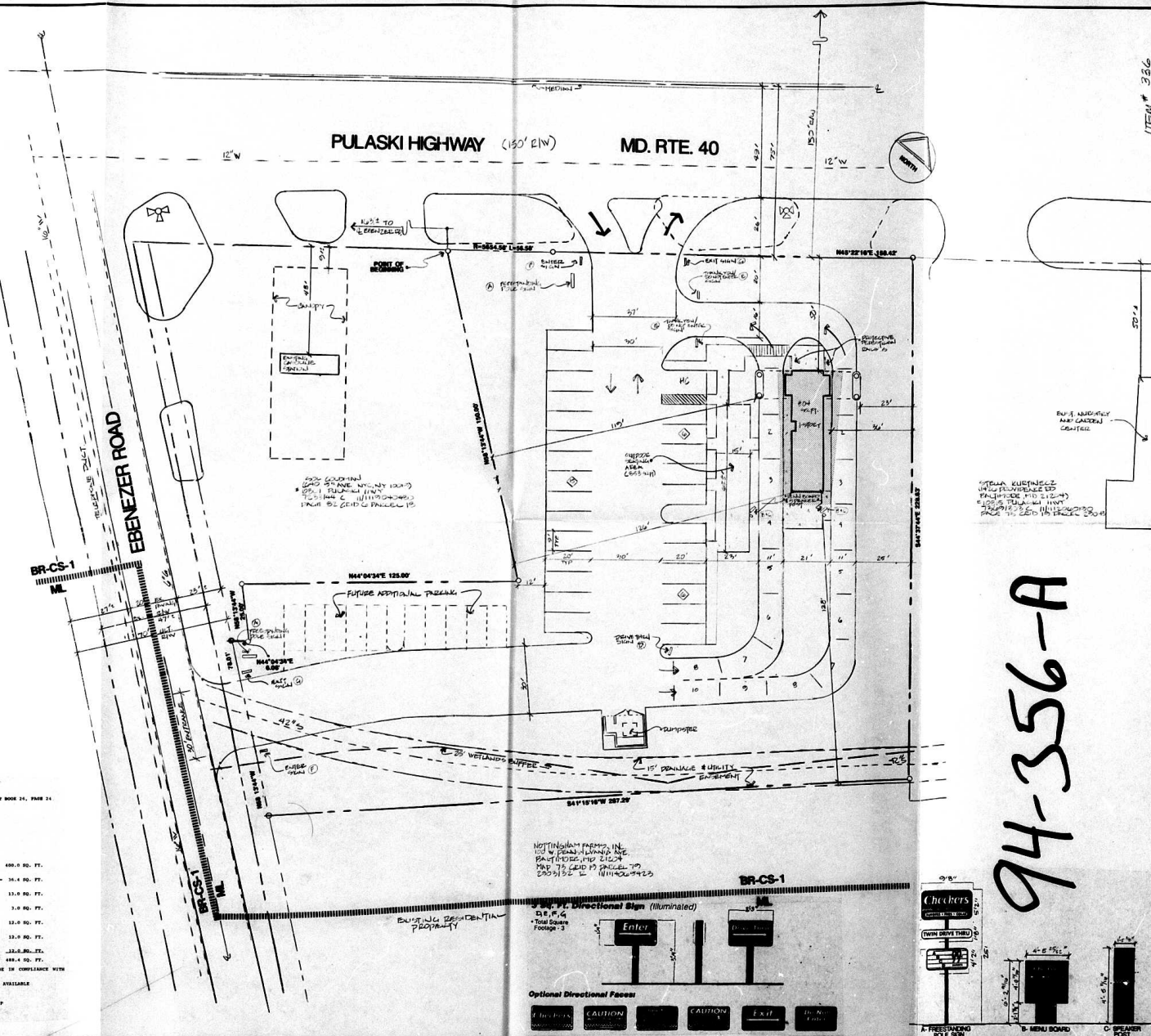
ADJACENT LAND USE
NORTHWEST OF SITE



ADJACENT LAND USE
NORTHWEST OF SITE

PETITIONER'S
EXHIBIT 25

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931

[illegible][illegible]

**PLAN TO ACCOMPANY
VARIANCE APPLICATION**

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT

FOURTH FLOOR COMMONS
2522 BOSLEY AVENUE, SUITE B-7
BOWEN, MARYLAND 21204
(410) 494-9931

APPLICANT:
CHECKERS RESTAURANTS
C/O LANCE MASON
1701 TURNBULL DRIVE
RICHMOND, VA 23235

DATE:	JOB NO	SCALE:
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WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
10000 WILSON ROAD, SUITE 8-7
GREENBELT, MARYLAND 21068
(410) 764-0551

— ALSO OFFICE REPRESENT, SEVERAL
STATES, AND 2 MONTHS, ALSO OFFICE
REPRESENT, SEVERAL STATES