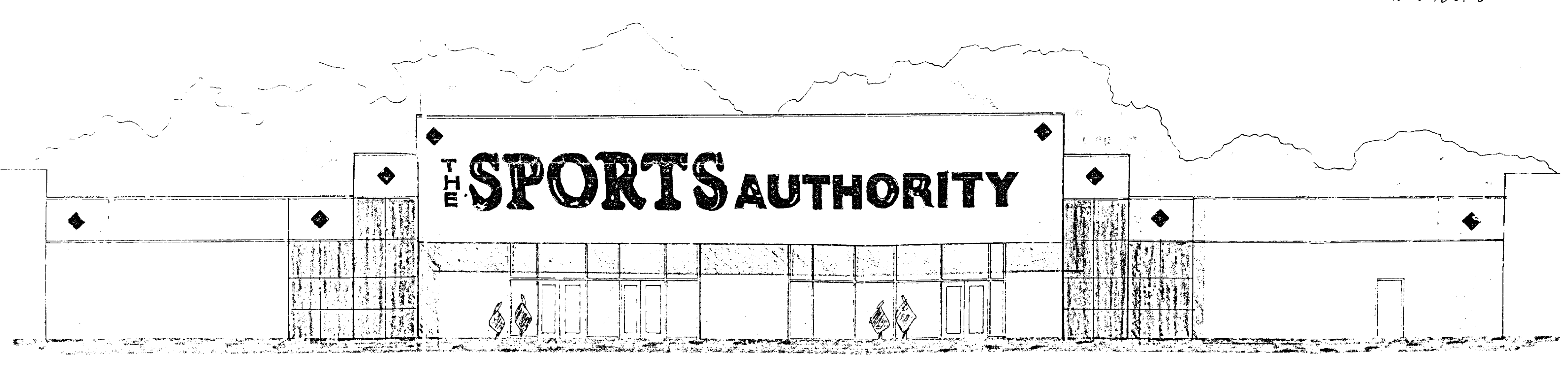
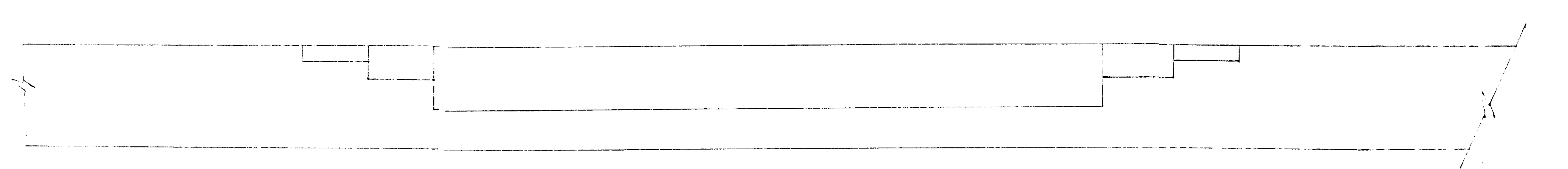


PETITIONER'S
EXHIBIT 3



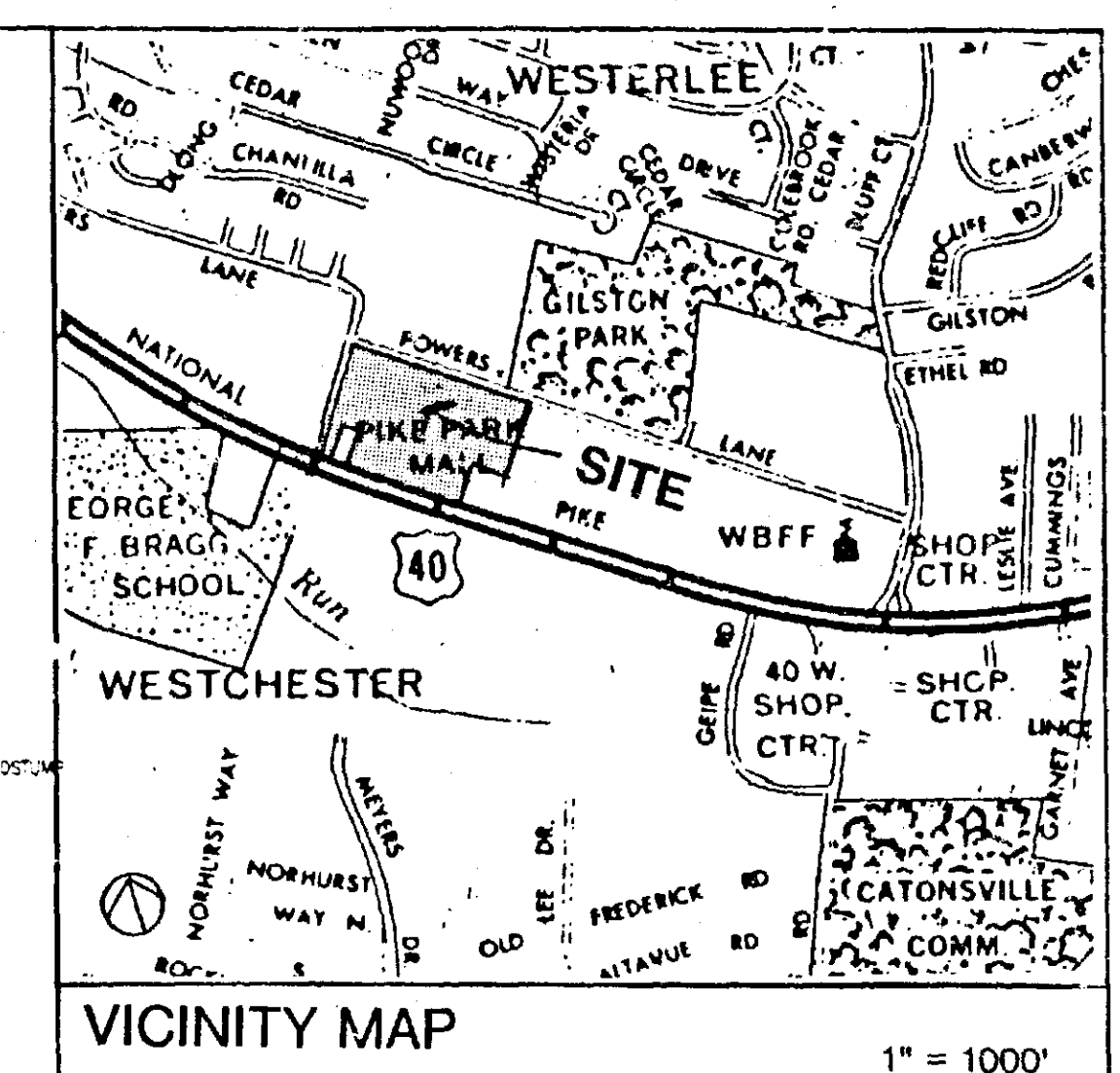
FRONT ELEVATION

CATONSVILLE, MO R1 1-21-95 SCALE 1/8" = 1'-0"

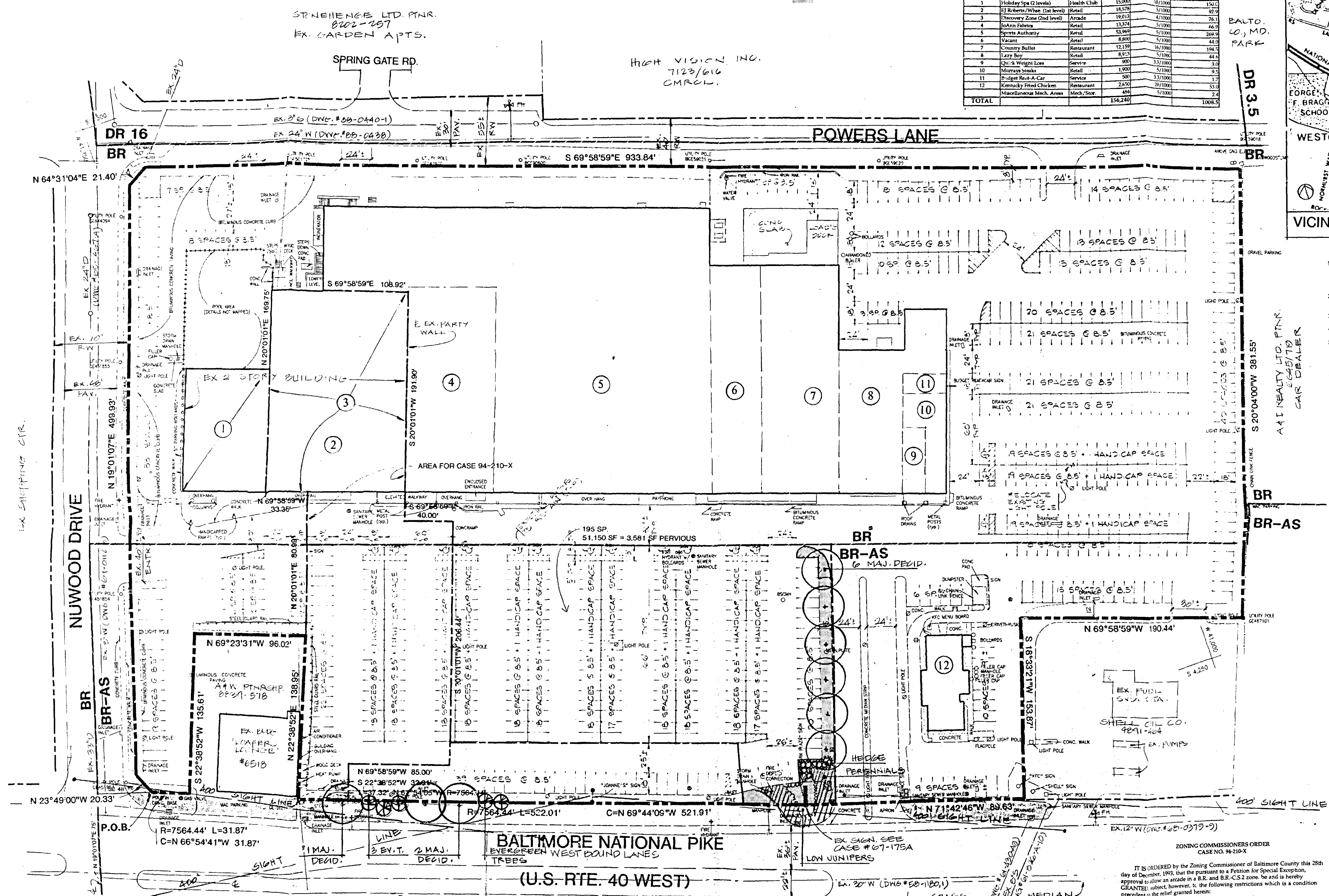
PETITIONER'S
EXHIBIT 4

3581 SF PERVIOUS AREA

STORE NO.	TENANT	USE	SQ. FEET	PARKING STD.	REQD. SPACES
1	Holiday Spa (2 levels)	Health Club	15,000	10/1000	150
2	Big Boy's (2nd level)	Restaurant	18,750	5/1000	94
3	Discovery Zone (2nd level)	Arts/Entertainment	18,013	4/1000	72
4	JoAnn Fabrics	Retail	13,574	5/1000	68
5	Spina Authority	Retail	8,500	5/1000	43
6	Vacant	Retail	8,800	5/1000	44
7	Country Buffet	Restaurant	12,150	10/1000	122
8	Lazy Boy	Retail	8,915	5/1000	45
9	Quik's Weight Loss	Service	900	3/1000	3
10	Murray's	Retail	1,900	5/1000	10
11	Budget Rent-A-Car	Service	500	3/1000	2
12	Kentucky Fried Chicken	Restaurant	2,650	20/1000	53
	Mech/Shop		400	5/1000	2
	Mech/Shop		156,240		1008.5



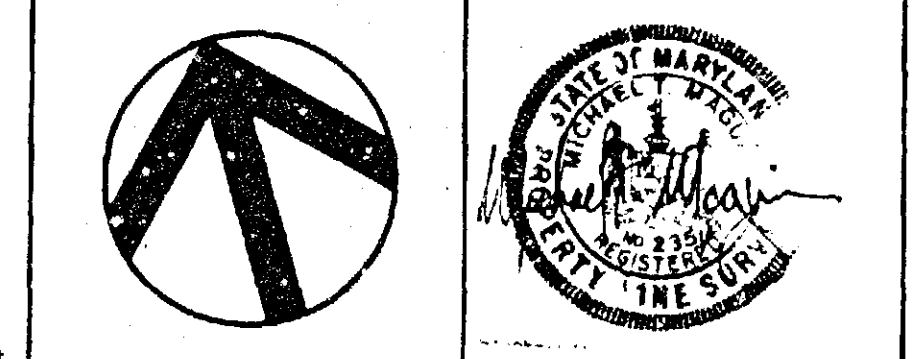
- GENERAL NOTES
- Owner: R. Epstein, J. A. Siegel, A. Schaffer, et al. c/o L. Epstein & Sons, 6512 Baltimore National Pike, 14 Old Court Road, Baltimore, MD 21208
 - Area of Property = 10.66 Ac +/-
Gross Site Area = 1.94 Ac +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-)
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
a. Allowed = 1,040,213 SF (2 x 520,107)
b. Existing = 156,240 SF (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
a. Required Parking = 1,009 spaces (see chart)
b. Proposed Parking = 793 spaces
c. Existing Parking Variance (Case No. 83-272XA) = 281 spaces
d. 1,009 Required Spaces Less Variance of 281 spaces = 728 spaces
e. Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
 - All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 409.3, 4, 6, 7, and 8, BCZR.
 - Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection to be a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 87-175A.



DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410.286.3133
Fax 296.4755

PLAN & PLAT TO ACCOMPANY SPECIAL HEARING PIKE PARK PLAZA

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATES: 12-14-94
SCALE: 1" = 40'
PROJECT NO.: 93003-
DRAWING: 1 of 1

ZONING COMMISSIONERS ORDER
CASE NO. 84-210-X
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of December, 1993, that the applicant's Petition for Special Exception, approved and an arcade in a B.R. and B.R.-C2 zone, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that upon proceeding at this time is at its own risk until such time as the 30 day appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.
- The restaurant shall not have more than 260 seats.
- The hours of operation shall not extend beyond midnight.
- The car's "eyes" shall park on the eastern portion of the site.
- The free-standing sign, adjacent to Baltimore National Pike, shall be in accordance with the Baltimore County Zoning Regulations.
- All screening, shall be installed and the parking lot repaved and restriped prior to occupancy.
- The arcade shall not be the sole or primary use of this special exception.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

BALTIMORE NATIONAL PIKE (U.S. RTE. 40 WEST)
FAST BOUND LANES (150' R/W)
DEPUTY ZONING COMMISSIONERS ORDER
CASE NO. 83-272XA

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that a Variance(s) to permit 793 parking spaces in the required 1,074 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Inc., dated May 31, 1983, and marked P-108's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

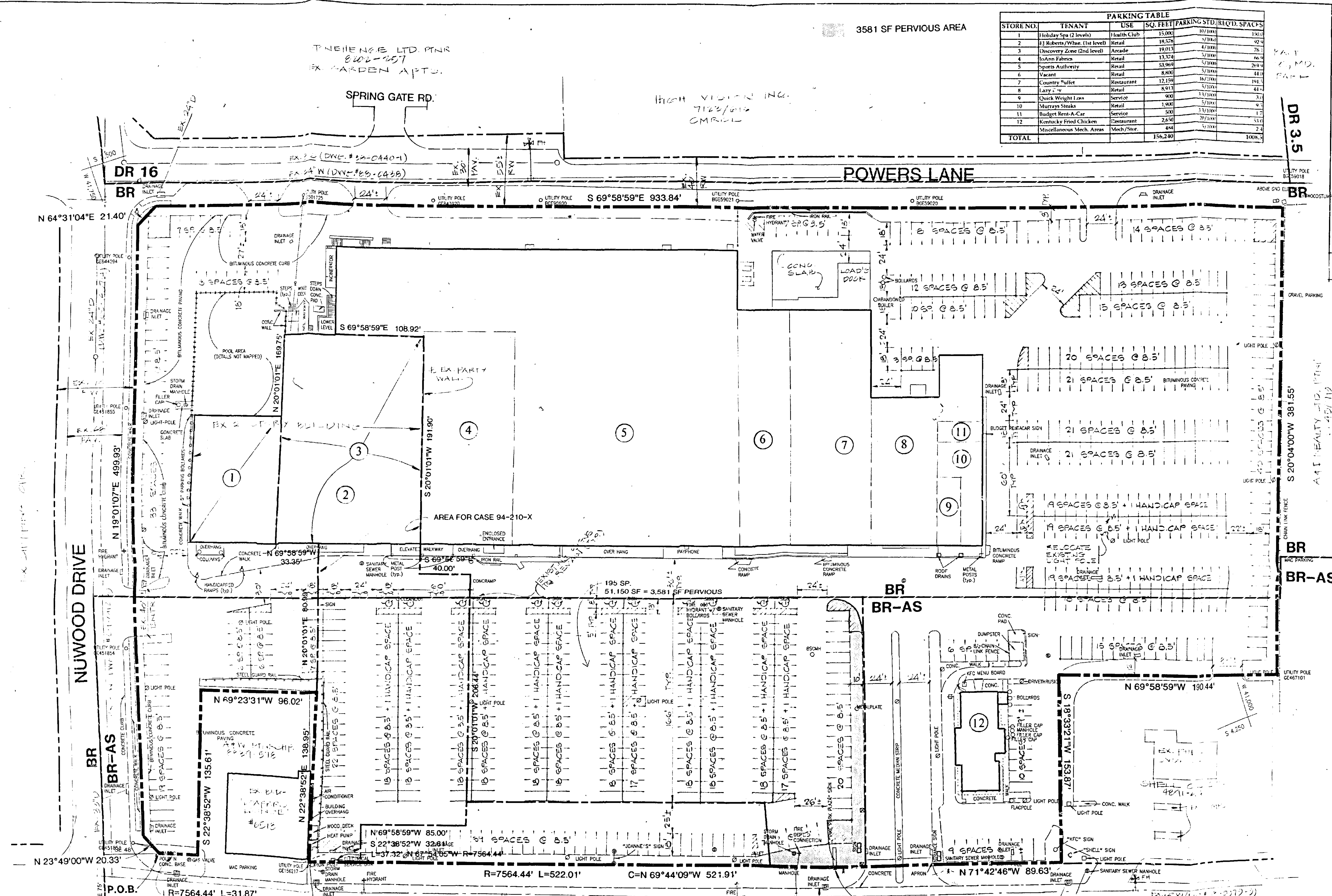
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1987, that the herein Petition for the Variance should be and the same is granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1984, that the herein described property or area should be and the same is hereby redesignated, from a "R-10" zone to a "B-R" zone from and after the date of this order, subject, however, to strict compliance with the plan as approved by the Bureau of Public Services and the Office of Planning and Zoning.

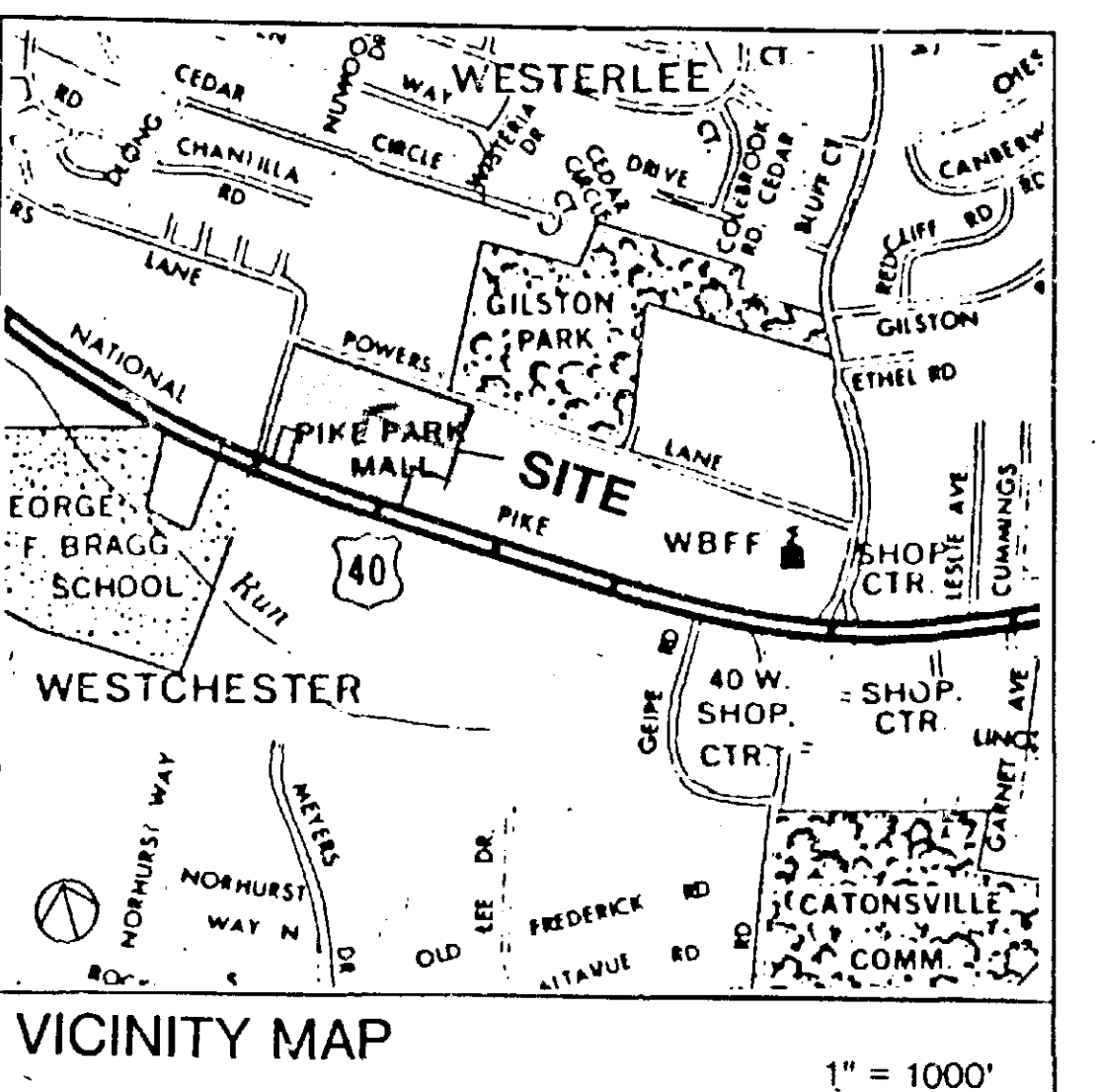
UPON HEARING on petition for temporary use permit for the property described in the herein petition for Advertis. Structure and it appearing that by reason of location, the said petition should be granted, therefore:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of December, 1989, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for temporary use permit be and the same is hereby granted for the period of two years from the above date.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of December, 1986, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 722 parking spaces instead of the required 876 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.



STORE NO.	TENANT	USE	SQ. FEET	PARKING STD.	REQD. SPACES
1	Holiday Spa (2 levels)	Health Club	15,000	300/1000	150/3
2	BJ Roberts/Whose (1st level)	Retail	10,578	37/1000	39/3
3	Discovery Zone (2nd level)	Amusement	19,013	47/1000	79/3
4	Home Fabrics	Retail	13,374	37/1000	49/3
5	Sports Authority	Retail	53,960	37/1000	199/3
6	Vacant	Retail	6,000	37/1000	22/3
7	Country Buffet	Restaurant	12,150	67/1000	81/3
8	Lazy "T"	Retail	8,913	37/1000	33/3
9	Quirk Wright Law	Service	900	37/1000	3/3
10	Murray's Steaks	Retail	1,000	37/1000	4/3
11	Budget Rent A Car	Service	526	37/1000	2/3
12	Konchik's Fried Chicken	Restaurant	2,640	307/1000	8/3
	Miscellaneous Mech. Areas	Mech./Stor.	844	37/1000	3/3
TOTAL			156,240		1008.3



- GENERAL NOTES**
- Owner: R. Epstein, F. A. Siegel, A. Schaffer, et al. c/o L. Epstein & Sons, 6512 Baltimore National Pike, Baltimore, Md. 21208
 - Area of Property = 10.68 Ac. +/-
Gross Site Area = 11.94 Ac. +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-)
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
a. Allowed = 1,040,213 SF (2 x 520,106)
b. Existing = 156,240 SF = (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
a. Required Parking = 1,009 spaces (see chart)
b. Proposed Parking = 733 spaces
c. Existing Parking Variance (Case No. 83-272XA) = 281 spaces
d. 1,009 Required Spaces Less Variance of 281 Spaces = 728 spaces
e. Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
 - All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 49-3.4, 4.7, and 6, BC28.
 - Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection is by a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 67-175A.

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, 200 East Pennsylvania Avenue, Towson, Maryland 21286
Landscape Architects, Engineers, Surveyors & Environmental Professionals
410 294 3333
Fax 294 4703

**PLAN & PLAT TO ACCOMPANY
SPECIAL HEARING
PIKE PARK PLAZA**

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATE	SCALE	DATE
REVISED: _____	SCALE: 1" = 40'	DATE: _____
DRAWN: _____		CHECKED BY: _____
DESIGNED: _____		DATE CHECKED: _____
CONSTRUCTION: _____		DRAWING: _____
PROJECT NO.: 93083-		1 OF 1

ZONING COMMISSIONERS ORDER CASE NO. 94-158-T

Upon hearing on petition for temporary use permit for the property described in the herein petition for Advertising Structure and if appearing that by reason of location, the said petition should be granted, therefore:

It is this 1st day of December, 1989, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for temporary use permit be and the same is hereby granted for the period of two years from the above date.

DEPUTY ZONING COMMISSIONER ORDER CASE NO. 87-112A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of December, 1986, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 72 parking spaces instead of the required 87½ spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER CASE NO. 67-175A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1967, that the herein Petition for the Variances should be and the same is granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER CASE NO. 65-152R

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1961, that the herein described property or area should be and the same is hereby reclassified from a "R-10" zone to a "B-R" zone from and after the date of this order, subject, however, to strict compliance with site plan as approved by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY ZONING COMMISSIONERS ORDER CASE NO. 83-272XA

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that a Variance(s) to permit 793 parking spaces in lieu of the required 1,074 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Inc., dated May 21, 1983, and marked Petitioner's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that the Petition for Special Exception for an arcade in combination with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

FA. SHOPPING CTR.

- The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuvood Drive entrance shall be 40 feet wide.
- The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20 percent of the gross floor area shall be used for games, rides and amusement devices. All video games, except three table top games that are allowed in cabinet areas, are to be located in the Fantasy Forest area, and kiddie rides may be located in the dining theater. There shall be a maximum of 15 skee-hall games, 20 kiddie rides, 12 arcade pinos (such as Frog Ball) and 40 video games.
- No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
- The restaurant shall not have more than 260 seats.
- The hours of operation shall not extend beyond midnight.
- The employees shall park on the eastern portion of the site.
- The free-standing sign adjacent to Baltimore National Pike shall be in accordance with the Baltimore County Zoning Regulations.
- All screening shall be installed and the parking lot repaired and restriped prior to occupancy.
- The arcade shall not be the sole or primary use of this special exception.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Z.C.
Det.#1

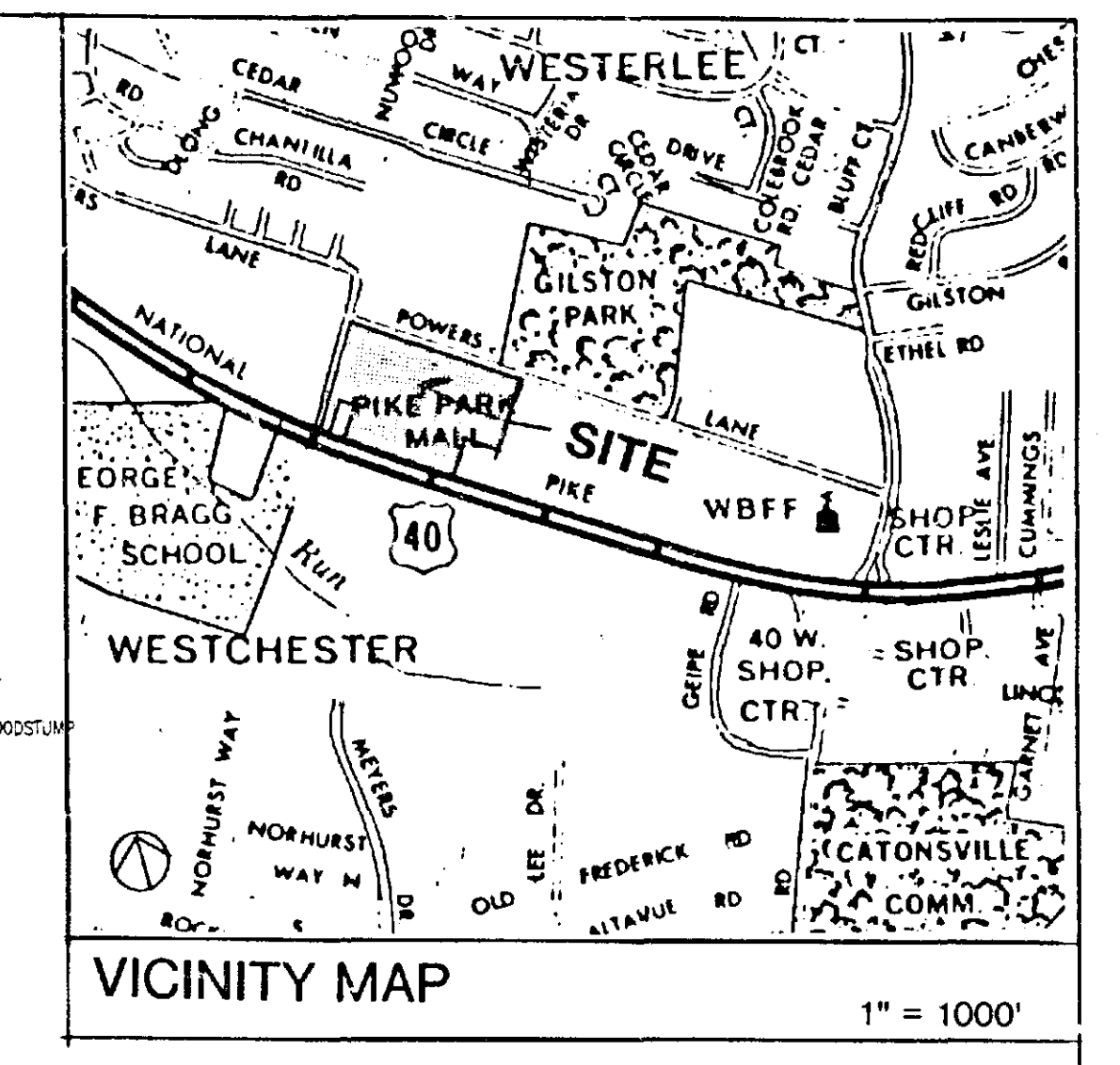
SPRING GATE RD.
STRENGTH LTD. PARK
8002-157
EX. GARDEN APTS.

HIGH VISION NO.
7123/616
C.M.R.O.L.

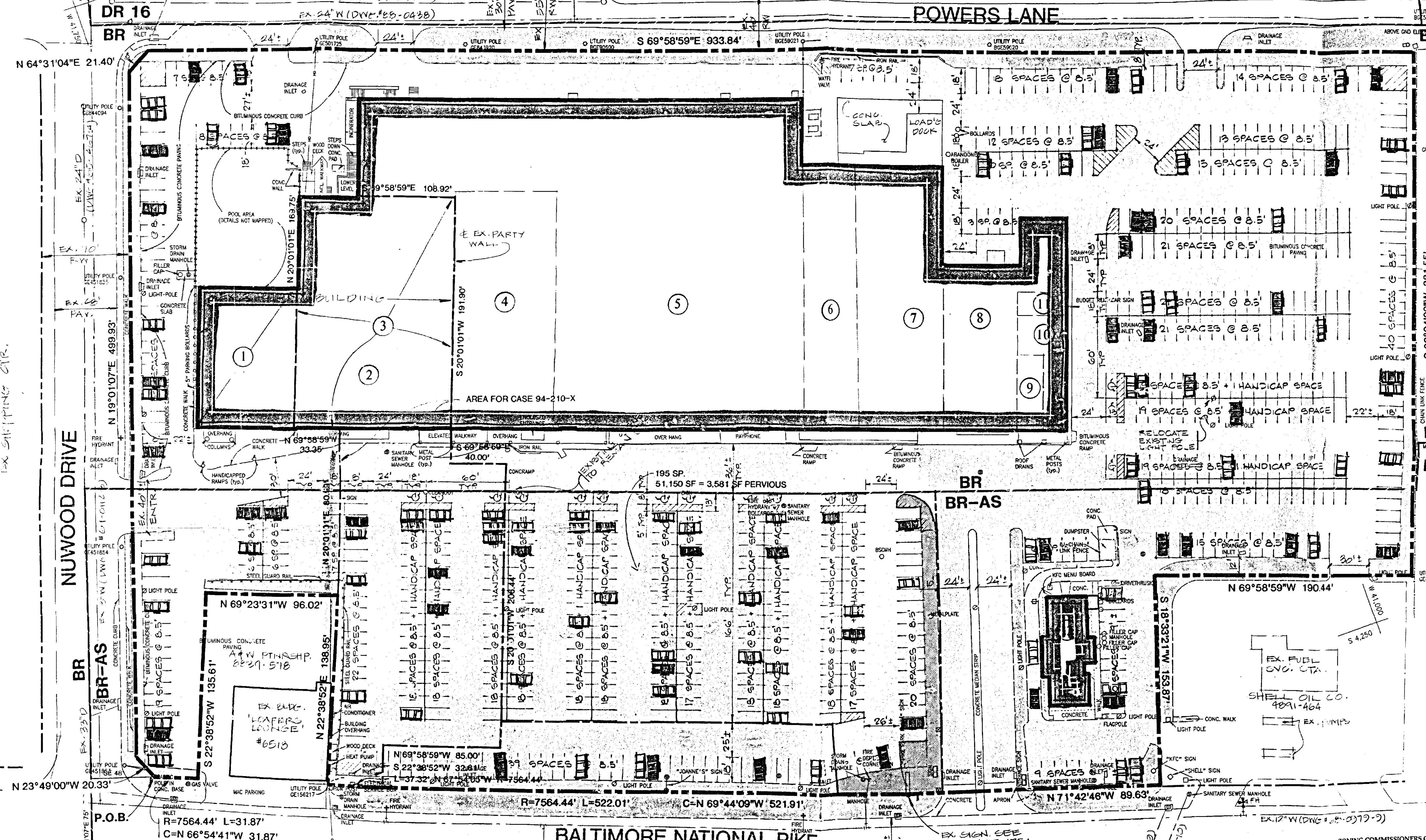
3581 SF PERVIOUS AREA

STORE NO.	TENANT	USE	SQ. FEET	PARKING STD.	REQ'D. SPACES
1	Hobby Spa (2 level)	Health Club	15,000	37/1000	1912
2	[J] Roberts/White (1st level)	Retail	14,575	47/1000	929
3	Discovery Zone (1st level)	Amuse	19,075	47/1000	761
4	Yakima Services	Retail	13,375	57/1000	464
5	Sports Authority	Retail	53,969	37/1000	2693
6	Vacant		8,800	57/1000	440
7	Country Buffet	Restaurant	12,150	167/1000	194
8	Larry Bay	Retail	8,913	57/1000	444
9	Quick Weight 'n' more	Service	900	37/1000	38
10	Murray's Steaks	Retail	1,900	57/1000	93
11	Budget Rent-A-Car	Service	500	37/1000	17
12	Kentucky Fried Chicken	Restaurant	2,650	27/1000	330
	Miscellaneous Mech. Areas	Mech/Struc	484	57/1000	24
TOTAL			156,240		10083

PALTO
CO. MD.
PAIR
DR 3.5



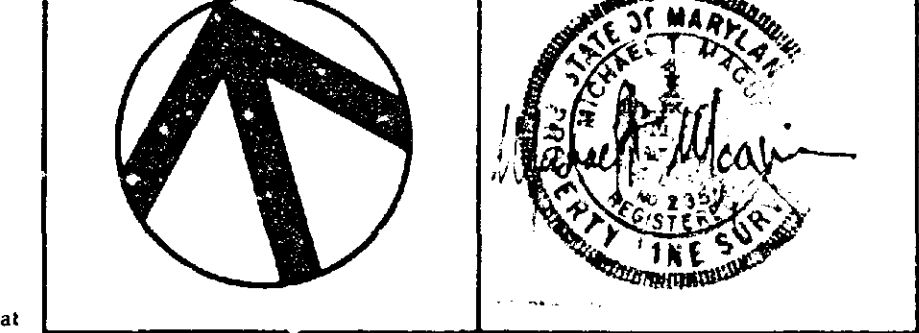
- GENERAL NOTES
- Owner: R. Epstein, J. A. Siegel, A. Schaffer, et al.
c/o L. Epstein & Sons, 6512 Baltimore National Pike
14 Old Court Road
Baltimore, Md. 21208
 - Area of Property = 10.68 Ac. +/-
Gross Site Area = 11.94 Ac. +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-)
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
a. Allowed = 1,040,213 SF (2 x 520,106)
b. Existing = 156,240 SF = (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
a. Required Parking = 1,039 spaces (see chart)
b. Proposed Parking = 733 spaces
c. Existing Parking Variance (Case No. 83-272XA) = 281 spaces
d. 1,009 Required Spaces Less Variance of 281 Spaces = 728 spaces
e. Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
 - All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 409.3, 4.6, 7, and 8, BCZR.
 - Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection is by a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 67-152A.



DMW
Dart - McCune - Walker, Inc.
A Team of Land Planners,
Engineers, Surveyors &
Environmental Professionals

**PLAN & PLAT TO ACCOMPANY
SPECIAL HEARING
PIKE PARK PLAZA**

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATES	BASE: cmh
REVIEW: 15 MAR 84	DRAWN: W/ESM
BID:	CHECKED BY: W/ESM
PERMIT:	DATE CHECKED: 15 MAR 84
CONSTRUCTION:	

SCALE: 1" = 40'
PROJECT NO.: 93083-
DRAWING: 1 OF 1

UPON HEARING ON petition for temporary use permit for the property described in the herein petition for Advertising Structure and it appearing that by reason of location, the said petition should be granted. Section 10.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of December, 1983, that the herein petition for a Variance should be and the same is hereby granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of December, 1986, that the herein petition for a Variance should be and the same is hereby granted, from and after the date of this order, to permit 722 parking spaces instead of the required 876 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1967, that the herein petition for a Variance should be and the same is hereby granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1964, that the herein described property or -s should be and the same is hereby reclassified from a "R-10" zone to a "B-K" zone from and after the date of this order, subject, however, to strict compliance with site plan as approved by the Bureau of Public Services and the Office of Planning and Zoning.

**BALTIMORE NATIONAL PIKE
WEST BOUND LANES
(U.S. RTE. 40 WEST)**

**EAST BOUND LANES
(150' R/W)**

DEPUTY ZONING COMMISSIONERS ORDER
CASE NO. 83-272XA

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that a Variance(s) to permit 793 parking spaces in lieu of the required 1,074 spaces, in accordance with the site plan layout prepared by Street Traffic Studies, Inc., dated May 31, 1983, and marked Petitioner's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that the herein petition for a Special Exception for an arcade in conjunction with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuwood Drive entrance shall be 40 feet wide.
- The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20 percent of the gross floor area shall be used for games, rides and amusement devices. All video games except three table top games that are allowed in a quarter area, are to be located in the Fantasy Forest area, and kiddie rides may be located in the dining theater. There shall be a maximum of 15 skee-ball games, 20 kiddie rides, 12 arcade games (such as ring ball and 60 video games).
- No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.

- The restaurant shall not have more than 250 seats.
- The hours of operation shall not extend beyond midnight.
- The employees shall park on the eastern portion of the site.
- The free-standing sign, adjacent to Baltimore National Pike, shall be in accordance with the Baltimore County Zoning Regulations.
- All screening shall be installed and the parking lot repaired and restriped prior to occupancy.
- The arcade shall not be the sole or primary use of this special exception.

A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

PETITION FOR SPECIAL HEARING : BEFORE THE
 Pike Park Plaza, NEC Baltimore : ZONING COMMISSIONER
 National Pike and Nunsod Drive : OF BALTIMORE COUNTY
 (6500 Baltimore National Pike), : 1st Election Dist., 1st Council-
 manic Dist. :
 PETITIONER : CASE NO: 94-375-SPH
 NORMAN EPSTEIN, et al. :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


 Peter Max Zimmerman
 People's Counsel for Baltimore County


 Carole S. Demilio
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, Maryland 21204
 (410) 887-2188

I HEREBY CERTIFY THAT on this 11th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chtd., 700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioners.


 Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

94-375-SPH
5/3 Jmk

TO: Arnold Jablon, Director
 Zoning Administration &
 Development Management

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

DATE: April 26, 1994

SUBJECT: Pike Park Plaza, 6500 Baltimore National Pike

INFORMATION:

Item Number: 35C

Petitioner: Epstein Property

Property Size:

Zoning: B.R.

Requested Action:

Hearing Date:

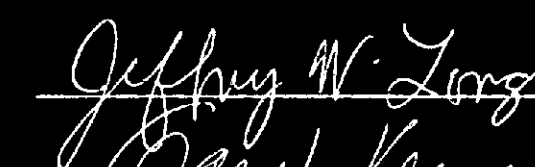
SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's attorney, Newton A. Williams, who informed this office that efforts are under way to revitalize the Pike Park Plaza. This center will obviously benefit from such an effort.

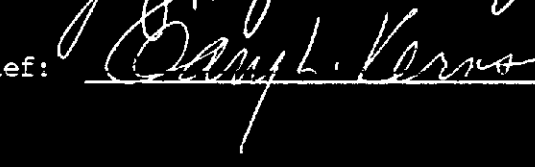
The need for additional landscaping which focuses on street tree treatment along Baltimore National Pike, also must be addressed. Therefore, staff recommends the applicant's request be granted conditioned upon the following:

The applicant should meet with the Office of Planning to develop a landscape plan for the Pike Park Plaza prior to the issuance of any permits.

Prepared by:



Division Chief:



PK/JL:lw

ZAC.358/PZONE/ZAC1

Pg. 1

TRANSMITTAL

DMW

Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410-296-3333
 Fax 296-4705

RECEIVED
 MAY 10 1994
 ZONING COMMISSIONER

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

To: TIM KOTROCKO, ESQ Date: 5.10.94

DEP. ZONING COMMISSIONER No. 93083.B

Attention:

Reference: PIKE PARK PLAZA

We are sending you Shop drawings attached under separate cover. via DUBBY
 Specifications Samples Plans

Copies	Date	Number	Description
1			SCHEMATIC PLANTING

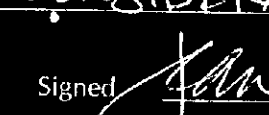
These are transmitted as checked below:

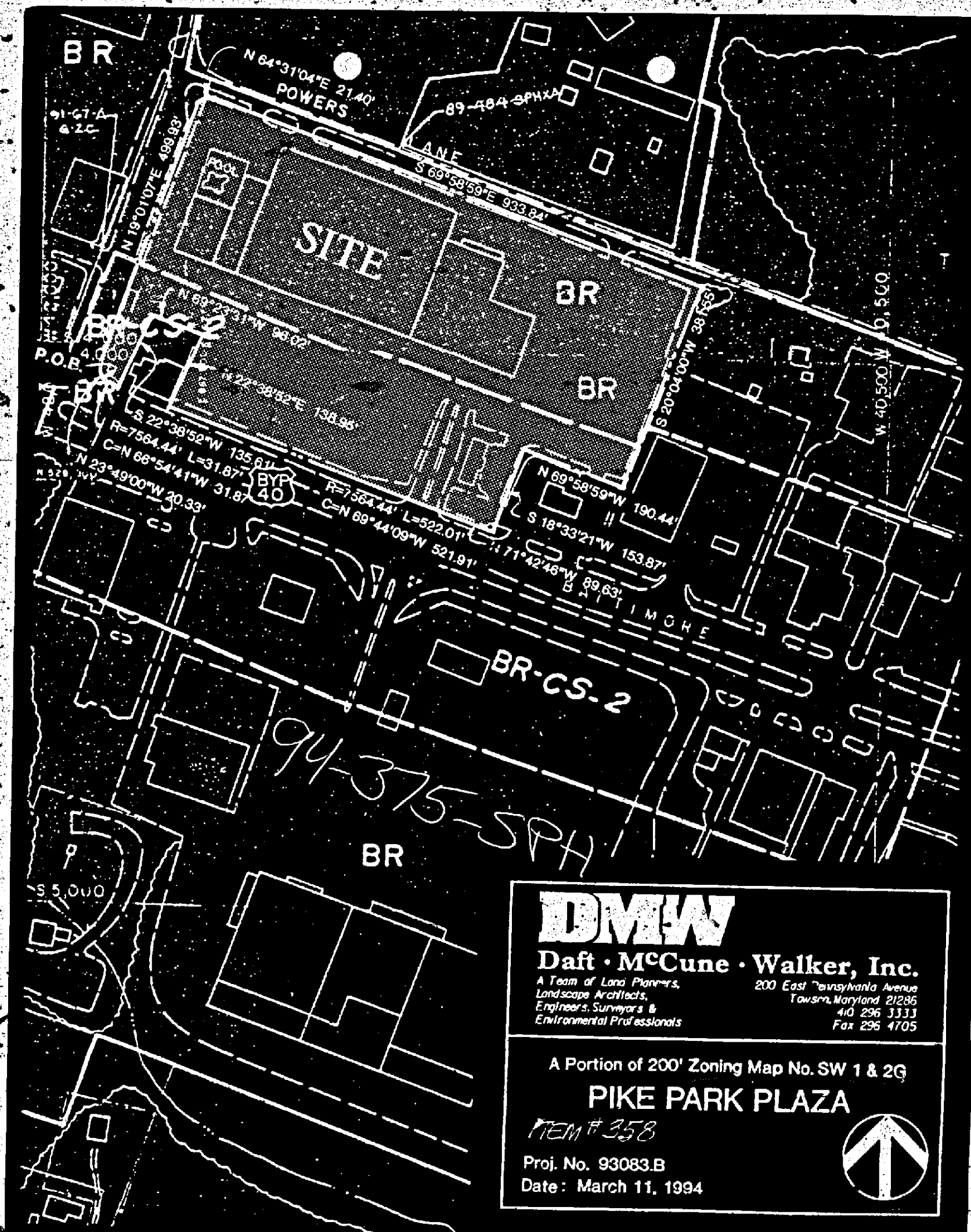
For approval Approved as submitted Resubmit copies for approval
 For your use Approved as noted Submit copies for distribution
 As requested Returned for corrections Return corrected prints
 For review and comment

Remarks: PLANTING PROPOSED REFLECTS CONSIDERATION
OF VEHICULAR SIGHT LINES AND SIGHT LINES
TO SIGNAGE. SPECIFIC PLANTS ARE NOT
NOTED, BUT THIS PLAN USES 15 PLANTING UNITS.

THANK YOU FOR YOUR
 CONSIDERATION,

cc: NEWTON WILLIAMS, ESQ.
MAUREEN KENEALLY

Signed 



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Maureen Keneally 1317 York Rd
Maryland Financial Investors Lutherville, MD
Jim Anusky DMW Inc., 200 E. Pa. Av.
Newton A. Williams Towson 21286
700 Court Towers, 21204 637-7800

Printed with Soybean Ink on Recycled Paper

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 137 Date of Posting: 4/17/94

Posted for: Special Hearing

Petitioner: Norman & Reba Epstein, Jerome Siegel & Myra Shafel

Location of property: 6500 BALTIMORE NATIONAL PIKE, NEAR WOOD DR.

Location of Sign: Post at entrance to site on Rte. 40

Remarks: _____

Posted by: [Signature] Date of return: 4/27/94

Number of Signs: 1

receipt
94-375-SPH

Date: 4/22/94

REMARKS: PIKE PARK ASSOCIATED PARTNERSHIP
1500 BALTIMORE NATIONAL PIKE
240-SPH \$250.00
100-2 SIGNS \$70.00
\$320.00

Account: R 0116150
Number: 358

Baltimore County Government
Office of Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21284

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) 887-3353

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 petitioner is 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 STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 358
Petitioner: Pike Park Plaza Associates Ltd Partnership
Location: Rte 40 West

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Mr. Richard Rotter, Hicks & Rotter
ADDRESS: 1279 Park Rd.
Towson, Md 21283
PHONE NUMBER: Newton & Williams - 833-7800
Hicks & Rotter 337-2078

*MUST BE SUPPLIED

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 in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-375-SPH (Item 358)
6500 Baltimore National Pike
Pike Park Plaza
NEC Baltimore National Pike and Newwood Drive
1st Election District - 1st Councilmanic
Legal Owner(s): Norman & Reba Epstein, Jerome Siegel and Myra Shafel
HEARING: TUESDAY, MAY 3, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment of case #85-152-R and #83-272-XA, to the extent of any conflict with the improved site plan; and to remove conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of case #83-272-XA, not applicable to these proposed uses and parking variances required.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1994

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 7, 1994.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON
[Signature]

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 in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-375-SPH (Item 358)
6500 Baltimore National Pike
Pike Park Plaza
NEC Baltimore National Pike and Newwood Drive
1st Election District - 1st Councilmanic
Legal Owner(s): Norman & Reba Epstein, Jerome Siegel and Myra Shafel
HEARING: TUESDAY, MAY 3, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment of case #85-152-R and #83-272-XA, to the extent of any conflict with the improved site plan; and to remove conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of case #83-272-XA, not applicable to these proposed uses and parking variances required.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

4040 April 7.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MARCH 31, 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 in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-375-SPH (Item 358)
6500 Baltimore National Pike
Pike Park Plaza
NEC Baltimore National Pike and Newwood Drive
1st Election District - 1st Councilmanic
Legal Owner(s): Norman & Reba Epstein, Jerome Siegel and Myra Shafel
HEARING: TUESDAY, MAY 3, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment of case #85-152-R and #83-272-XA, to the extent of any conflict with the improved site plan; and to remove conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of case #83-272-XA, not applicable to these proposed uses and parking variances required.

[Signature]
Arnold Jablon
Director

cc: Owners, c/o Hicks and Rotter
Pike Park Associates Ltd. Part.
Newton A. Williams, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 22, 1994

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
700 Court Towers
210 Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-375-A, Item No. 358
Petitioner: Norman and Reba Epstein, et al
Petition for Special Hearing

Dear Mr. Williams:

The Zoning Plans 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 22, 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.

The director of Zoning Administration and Development Management has instituted a system whereby seasoned 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.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

4-11-94

RE: Baltimore County
Item No.: 4358 (RT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
[Signature]
for DAVID N. RAHSEY, ACTING CHIEF
John Constabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4300

DATE: 03/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: NORMAN EPSTEIN & REBA EPSTEIN & JEROME SIEGEL & MYRA SHAFEL
LOCATION: NEC BALTIMORE NATIONAL PIKE AND NEWWOOD DR. 6500 BALTIMORE NATIONAL PIKE - PIKE PARK PLAZA

Item No.: 358 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plan for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

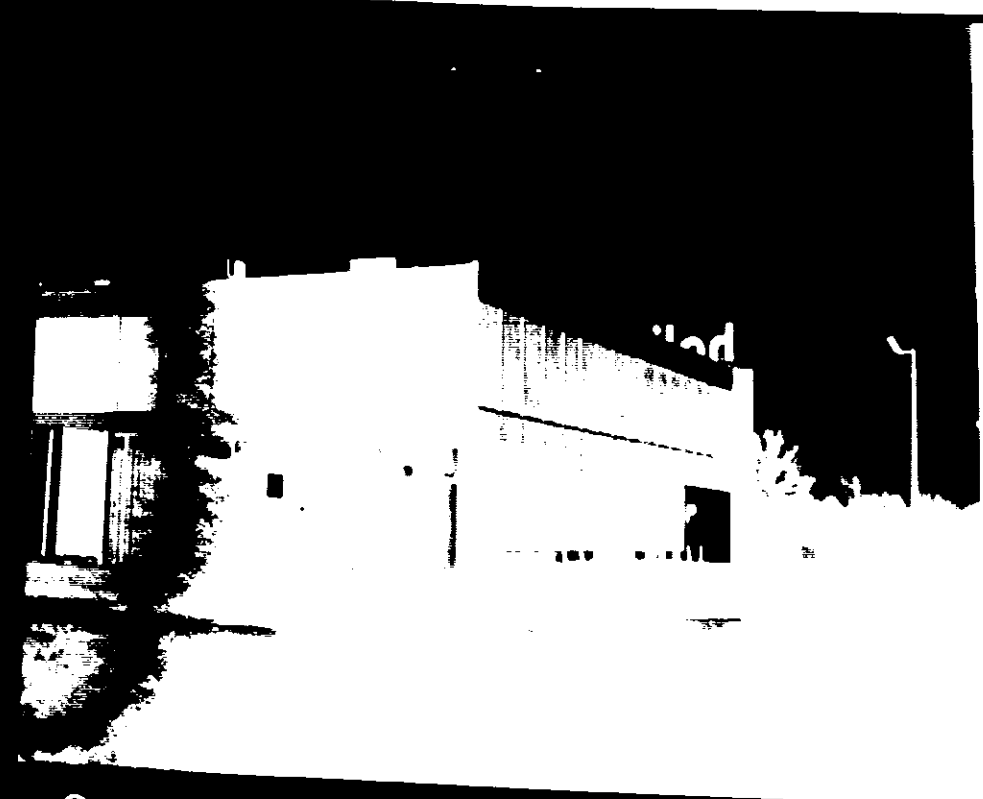
RECEIVED
MAR 21 1994
ZADM

REVIEWER: LT. ROBERT P. SALERWALD
Fire Prevention, PHONE 887-4081, MS-1142F

cc: File



H. Looking N at end of center
Nuwood Road on right



I. Looking SE at Holiday Spa
from Nuwood Rd.



J. Looking N on Nuwood Road
from Pike Park
Entrance



K. Looking S on Nuwood Rd to
Route 40 traffic signal



L. Route 40 and Nuwood
Rd. from Nuwood.



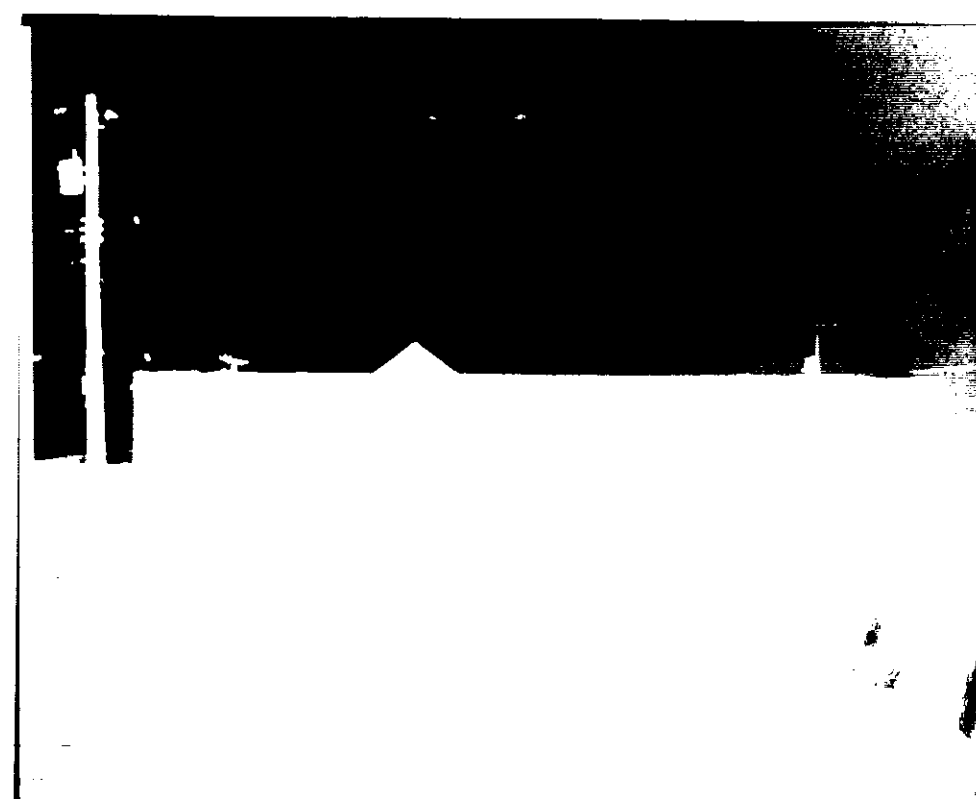
M. Looking W on Route 40
from NEIC of 40 and
Nuwood Rd.



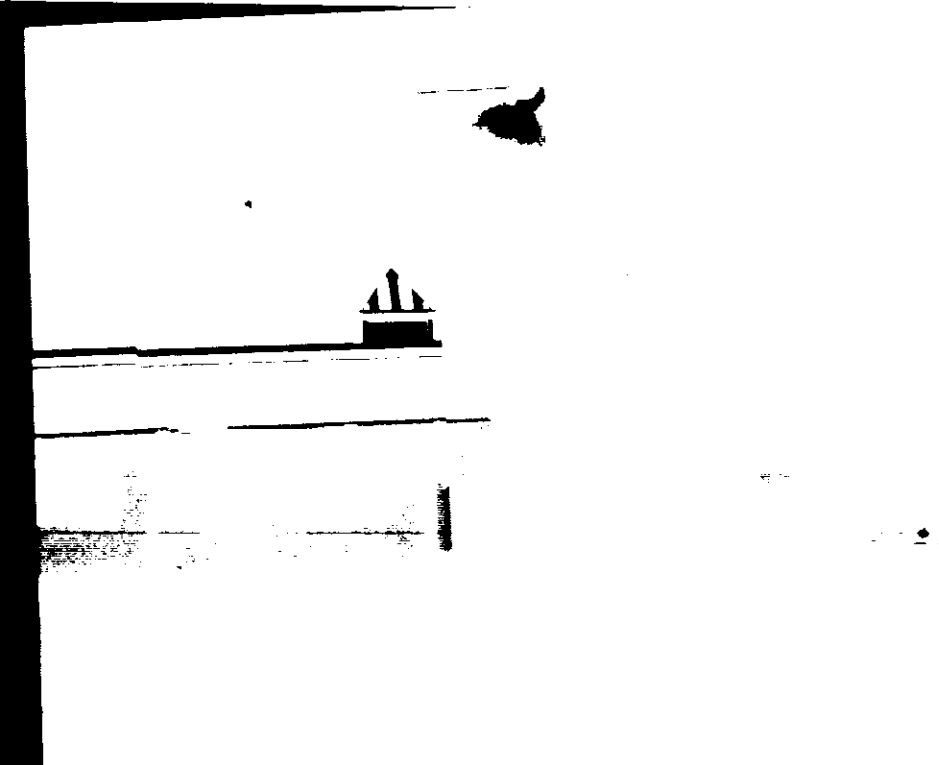
N. Main Center Sign
at Route 40 Entrance



O. Secondary Route 40
Sign



P. Loafers Lounge cut out of
frontage



Q. KFC at Route 40 Entrance

EXHIBIT "E-1"
PYLON SIGN
(4) 18'
NEW FACES
DIVIDE TO ACCEPT 2 TENANT FACES.

PIKE PARK PLAZA
THE SPORTS
AUTHORITY

Budget
Car and
Truck rental

REPAINT EXISTING STRUCTURE
AND TENANT BOXES

APPROX. 6'X18' TENANT
FACE FROM 3/16" ACRYLIC OR
EXPOSED MATERIAL ILLUMINATION
FROM FLOURESCENT TUBES.
GRAPHICS FROM APPLIED
HIGH PERFORMANCE VINYL
PER CUSTOMERS SUPPLIED LOGO.

CONCEPTUAL REFURBISHMENT OF EXISTING PRIMARY PYLON
PIKE PARK PLAZA

PRISONER'S
EXHIBIT 5

Oh, no, I hate to travel," was the customer's reply. "But I love to read, and wherever I read about a place, I like to have a map of it."
In the book section, guides to France occupy several shelves. There are many seeking architectural treasures, seminars, and travel tips.
For those who prefer domestic travel, there are many day-trip guides, guides for cycling and nature lovers, and guides to traveling with children and pets. Travel videos are available for rental or purchase, as well as foreign language cassette tapes.

Passenger Stop shopping bags, and on driving tips. These photos decorate one wall of the store. And the Blankmans love hearing about everyone's travels. Even their mailman sent a postcard from the Swiss Alps.
They are about to put up a communication board on which customers can place notices of upcoming trips, share experiences from trips past, and hopefully get together for slide shows and talks.
The grand opening party will be held from 2 to 5 p.m. on Sunday, May 1. The Blankmans will give away hundreds of dollars worth of free prizes that day and again on June 1. Call 821-5888.



Pike Park Plaza gets facelift

BY BARBARA GUARDINO

Pike Park Plaza is buzzing these days with the sound of construction workers and heavy machinery.
The new 600,000-sq-ft shopping center is getting back to life with a Sports Authority, a Discover Zone, a children's fun and fitness center.

The Plaza, built 30 years ago in the 400 block of Route 40 West, is receiving a major facelift that includes upgrading the structure, adding new exterior lighting and new signage, replacing the roof and cleaning the exterior of the building, and finishing the roof. The parking lot was torn up and repaved for 7.5 acres.

Maureen Kenecy, property manager of Luthersville firm Maryland Financial Services, said the project is right on schedule. Sports Authority, which will occupy 200,000 square feet, will open about May 12 in the former Epstein's site. Discover Zone's opening is tentatively scheduled for May 24.

Since Maryland Financial investors took over management of the plaza a year and a half ago, the company has aggressively sought to revitalize it, Kenecy said. The end of May 11 of the 12 spaces will be filled.

The interiors of the empty rooms have been gutted and extensive redecking is being done. Kenecy said an approximate schedule for the renovation project was available.

The project will undergo a zoning hearing May 3 to remove special exceptions.

Pat into place at various times to permit businesses that are no longer located there. A potential occupant for the 12th space will also require a zoning hearing.
The Discover Zone was granted a special zoning exception in March because it is technically listed as an arcade in the Baltimore County zoning regulations.
The Sports Authority, headquartered in Florida, will offer an inventory of "everything imaginable in the sporting world" from clothing to sports equipment and supplies, Kenecy said.

Discover Zone, which will cover 19,000 square feet, will provide a "secure play environment" for children up to age 12, said Jacqui Breth, area marketing manager in Wyndswore, Pa.
The center features vinyl play equipment, slides, tunnels, and giant air-filled mattresses. The Chicago-based company, Oving's Mills and Golden Ring earlier this year, Breth said.

The shopping center's attorney, Newton Williams, looks forward to its success. "It's an excellent location," said Williams, who grew up in Catonsville. "I've seen a lot of changes over the years. West is going to be good for Route 40 play environment" for children up to age 12.

Sparks State Bank in November of 1993.
At the Sparks State Bank's stockholders meeting in March, the bank's titles for three board members. They include Charles E. Esser, whose title changes from chairman to president; Richard F. Prier, from vice president to vice chairman; and Bradley G. Moore from chief executive officer to president, chief executive officer.

Kettering retires
Harvey E. Kettering II of Phoenix has announced his retirement as president and chief executive officer of The

Construction is evident as the Pike Park Plaza shopping center undergoes a major renovation. New businesses that will open in the center in the near future include a Sports Authority and a Discover Zone.

PEOPLE IN BUSINESS

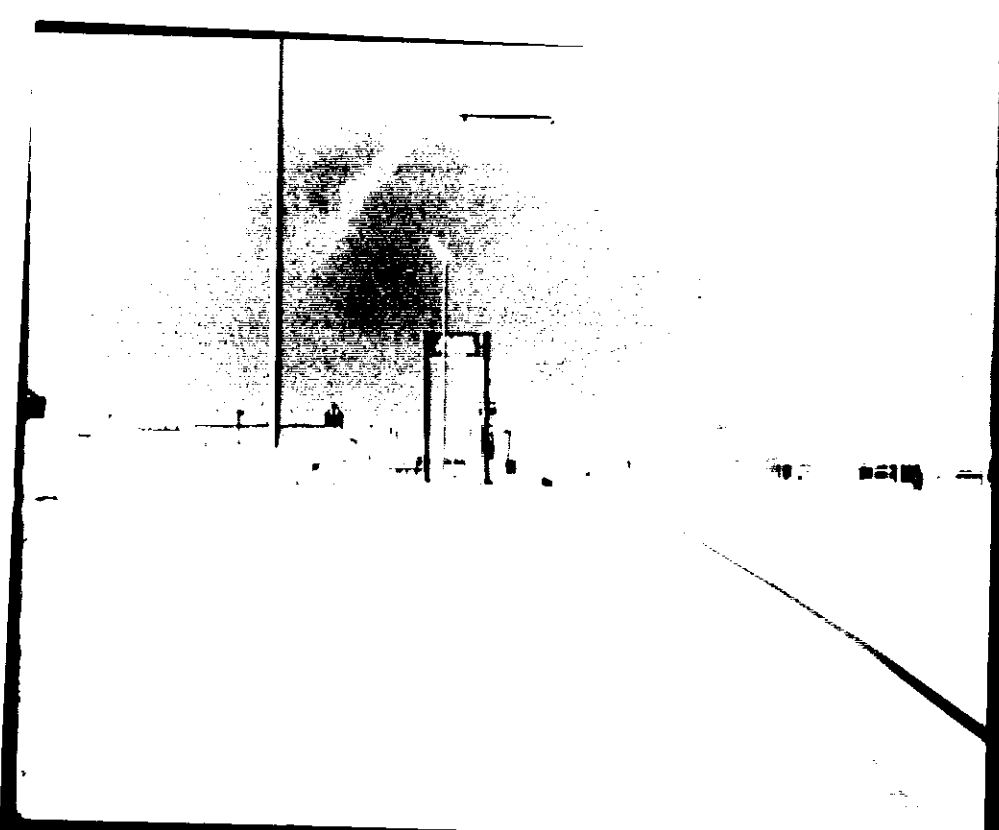
John named
Acme Paper & Supply Co. Inc. of Savage has named Gary Jobe as its regional sales manager for the Washington, D. C. and Virginia region. Jobe, a 20-year veteran of the paper distribution industry, is a graduate of Catonsville College.
He lives with his wife, Lois, and their three daughters, Jennifer, Shannon, and Mylinda, in Towson.

Printing prize
E. John Schmitz & Sons Inc. of Sparks captured top honors at the 1994 Print Quality competition sponsored by Printing Industries of Maryland.
Schmitz, leading the field with a total of 26 awards, won the Grand Q. Best of Show for the printing of an annual report designed by Nebel Design for First Maryland Bancorp.
Paul B. Schmitz, executive vice president, accepted the award on behalf of the company.

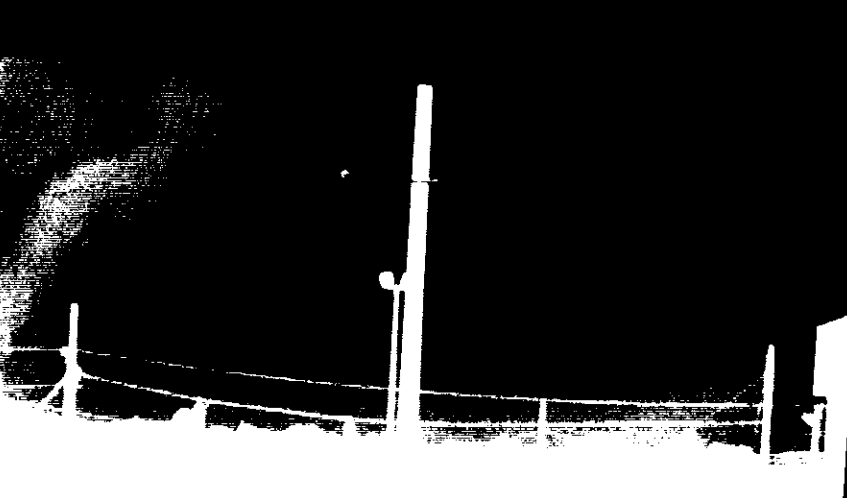
Sparks State Bank
Tommy Cranston and Patricia Green have been named assistant branch managers for Sparks State Bank's Herford and Sparks branches, respectively. Cranston is a five-year veteran of the bank and Green, who has been in the banking industry for nine years, joined

Baltimore Goodwill Industries Inc.
Susan Terlep has been named a partner with the Towson-based law firm, after 40 years of service. He has the longest tenure of executive service out North America.
He is the recipient of several awards including the United Way Management of Distinction Award, a Rotary International Paul Harris Fellowship, a Maryland Rehabilitation Association Administrative Award, and all three major awards bestowed by Goodwill Industries of the National Rehabilitation Association. Terlep is a graduate of the Marshall-Whyte School of Law at the College of William and Mary. She is a resident of Glen Arm.

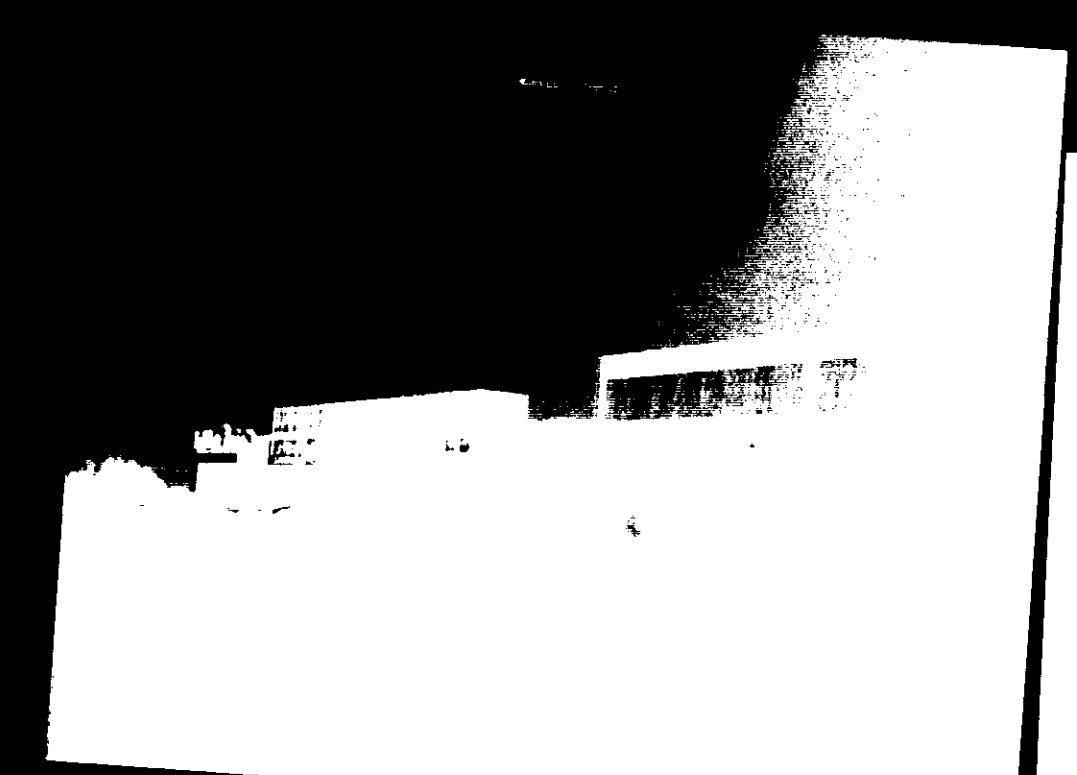
Terlep a partner
Susan Terlep has been named a partner with the Towson-based law firm, after 40 years of service. He has the longest tenure of executive service out North America.
He is the recipient of several awards including the United Way Management of Distinction Award, a Rotary International Paul Harris Fellowship, a Maryland Rehabilitation Association Administrative Award, and all three major awards bestowed by Goodwill Industries of the National Rehabilitation Association. Terlep is a graduate of the Marshall-Whyte School of Law at the College of William and Mary. She is a resident of Glen Arm.



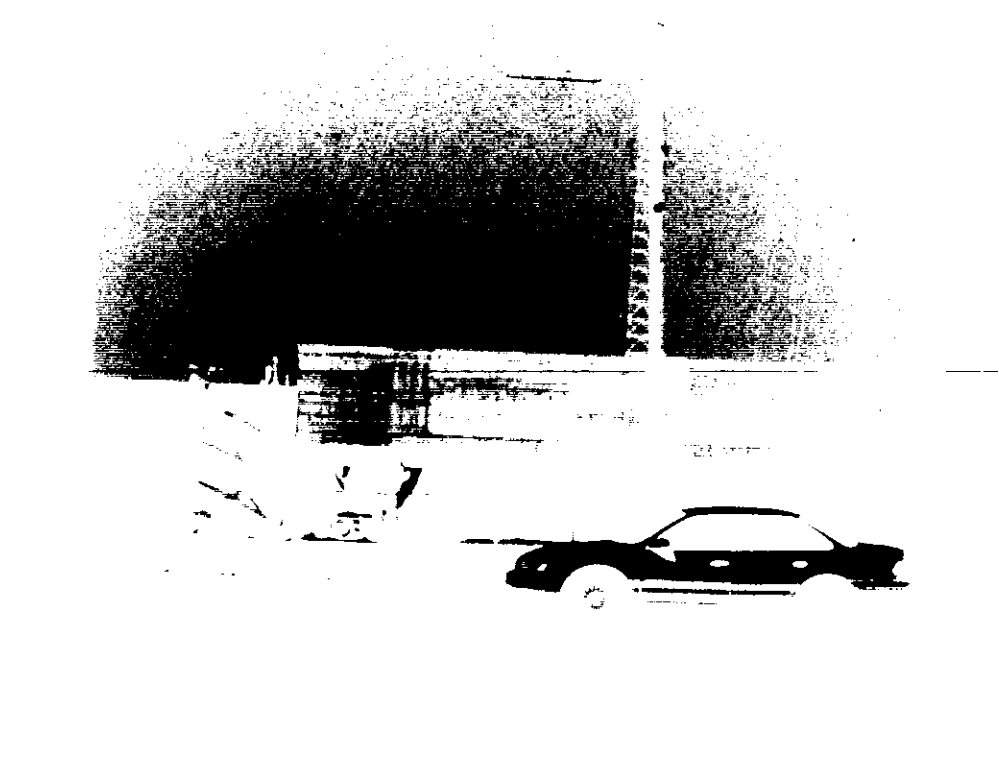
A. Looking E. toward N. Rolling Rd. on Route 40 West.



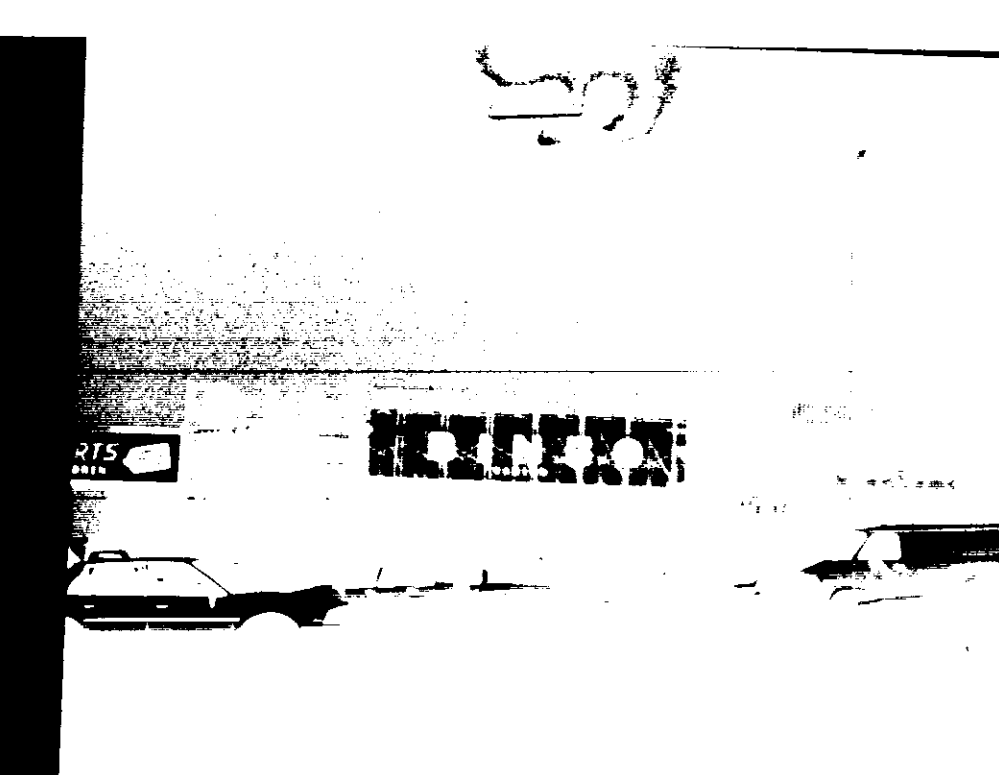
B. Present, Channelized Entrance, looking toward 40 West.



C. Facade work on Sports Authority and Discovery Zone.



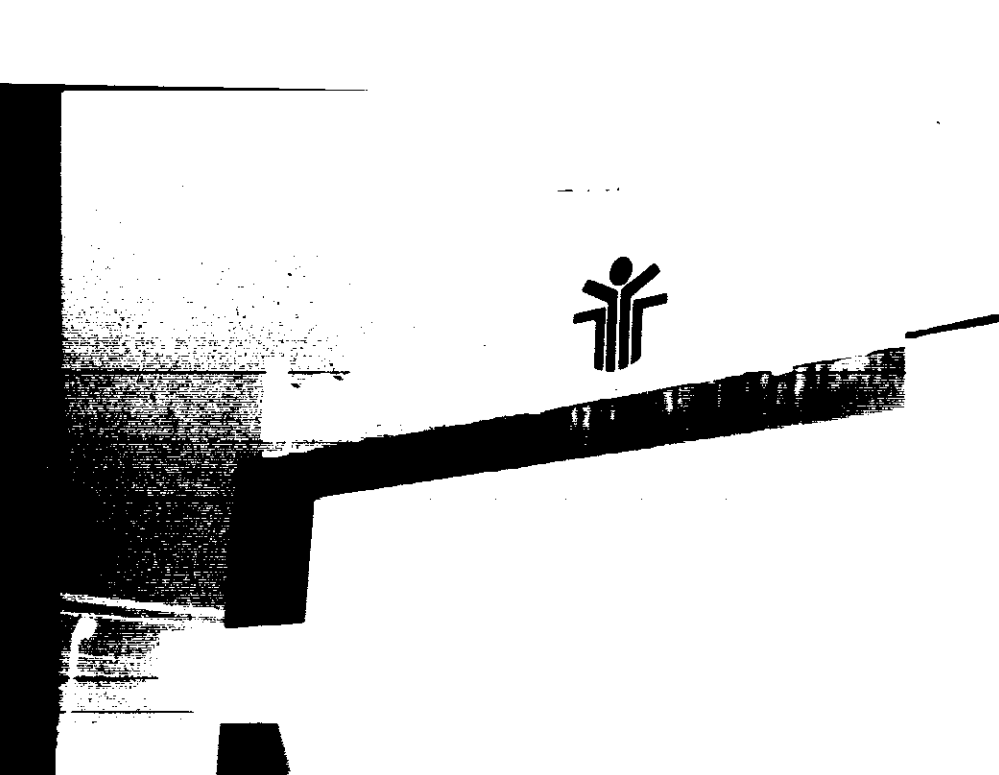
D. Sports Authority Upgrade.



E. Discovery Zone Upgrade.



F. W end of Center.



G. Health Club - W end anchor.

IN RE: PETITION FOR SPECIAL HEARING
 NE/Corner Baltimore National Pike and Nuwood Drive
 (6500 Baltimore National Pike)
 1st Election District
 1st Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 94-375-SPH

Norman Epstein, et al
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for the subject property known as 6500 Baltimore National Pike, located in the Westler area of Catonsville in western Baltimore County. The Petition was filed by the owners of the property, Norman and Reba Epstein, Jerome Siegel and Myra Shafel, and the Contract Purchaser/Lessee, MFR Realty, Inc. and Pike Park Assoc. Ltd. Partnership, by Richard Rotner, President/Partner, through their attorney, Newton A. Williams, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case Nos. 65-152-R and 83-272-XA to the extent of any conflict with that proposed herein; and to remove Conditions 1 through 10, inclusive, of Case No. 83-272-XA as not applicable to the use proposed and parking variance requirements. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Maureen Kenealy, Managing Agent for Pike Park Plaza, Jean Tansey, Licensed Landscape Architect with Daft-McCune-Walker, Inc., and Newton A. Williams, Esquire. There were no Protestants present.

Testimony revealed that the subject property consists of a gross area of 11.94 acres, more or less, split zoned B.R. and B.R.-A.S. The

property is the site of a neighborhood shopping center known as Pike Park Plaza which has existed on the property since the early 1960s. The Petitioners are in the process of modernizing the facility, making it more aesthetically pleasing, and bringing in higher quality tenants. Ms. Maureen Kenealy testified on behalf of the Petitioners that they are currently adding new tenants, such as the Sports Authority which will operate within 53,000 sq.ft. of the existing facility, the Discovery Zone, which caters to children 12 and under, and the Country Buffet, a family-oriented restaurant. She testified that the proposed improvements will be a complete restoration of the existing shopping center and will be a benefit to the community as a whole by virtue of the new tenants. In addition, the parking lot will be resurfaced and restriped to permit more parking than that previously provided.

Further testimony revealed that there currently exists, pursuant to Case No. 83-272-XA, ten restrictions on the use of the shopping center. Those restrictions were specifically designed for a then proposed Chuckie Cheese restaurant which was intended to occupy space in the shopping center back in the mid-1980s. However, that tenant never occupied the site and there are no future plans for a Chuckie Cheese to locate on this property. Therefore, the Petitioners request the removal of those restrictions which were originally imposed upon the property's use by Chuckie Cheese.

Ms. Jean Tansey testified as to the proposed improvements to the site. She testified that there are major renovations planned for this property to improve its aesthetic appearance and provide greater services to the community by virtue of the new, higher quality tenants locating therein. She testified that in addition to the new tenants, the Petitioners must update the previously approved site plans to reflect the proposed

improvements. Ms. Tansey testified that the new tenants will not overburden existing parking provisions and that as a result of the proposed reconfiguration of the parking lot, additional spaces will be provided.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. In the opinion of this Deputy Zoning Commissioner, the proposed amendments to the previously approved site plan to the extent that they do not conflict with same is appropriate in this instance. Furthermore, it appears that the removal of Conditions 1 through 10 of Case No. 83-272-XA should be granted, inasmuch as those restrictions are no longer applicable to the site. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of June, 1994 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case Nos. 65-152-R and 83-272-XA to the extent that the proposed amendments do not conflict with that previously approved; and the removal of Conditions 1 through 10, inclusive, of Case No. 83-272-XA are not applicable to the use proposed and parking variance requirements, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Landscaping of the subject site shall be in accordance with the landscape plan prepared by Daft-McCune-Walker, Inc., Printed June 16, 1994, and marked as Exhibit A.

3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

June 16, 1994 (410) 887-4386

Newton A. Williams, Esquire
 Nolan, Plunhoff & Williams
 210 N. Pennsylvania Avenue, Suite 700
 Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
 NE/Corner Baltimore National Pike and Nuwood Drive
 (6500 Baltimore National Pike)
 1st Election District - 1st Councilmanic District
 Norman Epstein, et al - Petitioners
 Case No. 94-375-SPH

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

cc: Ms. Maureen Kenealy, Maryland Financial Investments
 c/o 1313 York Road, Lutherville, Md. 21093

People's Counsel
 file

Petition for Special Hearing
 to the Zoning Commissioner of Baltimore County
 for the property located at Pike Park Plaza, 6500 Baltimore National Pike
 which is presently zoned B.R.

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment of cases no. 65-152R and 83-272-XA, to the extent of any conflict with the attached, improved Site Plan; and to remove Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Case No. 83-272-XA, not applicable to these proposed uses and parking variance requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:
 MFR Realty, Inc.
 Pike Park Associates Ltd. Partnership
 (Type or Print Name)

Richard Rotner
 Richard ROTNER, President/Partner
 1179 Hicks and Rotner
 1078 York Road
 Address: Lutherville, Maryland 21093 City State Zipcode

Legal Owner(s):
 Norman Epstein, Reba Epstein
 (Type or Print Name)
Norman Epstein, Reba Epstein
 Jerome Siegel, Myra Shafel
 (Type or Print Name)
Jerome Siegel, Myra Shafel
 1313 York Road, 21204
 Address: Lutherville, Maryland 21093 City State Zipcode

Attorney for Petitioner:
 Newton A. Williams, Esquire
 Nolan, Plunhoff & Williams, Chtd.
 (Type or Print Name)
Newton A. Williams
 700 Court Towers
 210 N. Pennsylvania Ave. 823-7800
 Towson, Maryland 21204
 City State Zipcode

Address and phone number of legal owner, contract purchaser or representative to be contacted:
 Newton A. Williams
 700 Court Towers
 210 N. Pennsylvania Ave. 823-7800
 Towson, Maryland 21204
 City State Zipcode

ESTIMATED LENGTH OF HEARING: _____ minutes for Hearing

The following date: _____ Next Two Months
 ALL OTHER _____
 REVENUE BY: *R.T.I.* DATE: *3-22-94*
 ITEM # *358*

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

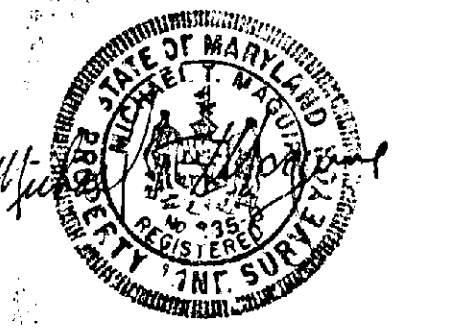
Description 94-375-SPH
 to Accompany Petition for Special Hearing
 Pike Park Plaza
 First Election District, Baltimore County, Maryland

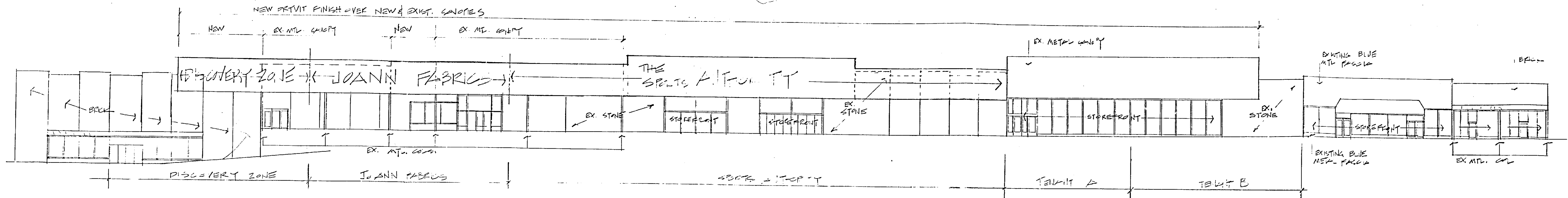
Beginning for the same on the north right-of-way line of the Baltimore National Pike (U.S. Route 40), 150 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of the Baltimore National Pike with the centerline of Nuwood Drive, 70 feet wide, (1) North 19 degrees 01 minute 07 seconds East 75 feet, more or less, and thence (2) Southeasterly 48 feet, more or less, to the point of beginning, then leaving said point of beginning and said north right-of-way line of the Baltimore National Pike and running (1) North 23 degrees 49 minutes 00 seconds West 20.33 feet to the east side of said Nuwood Drive, then running and binding thereon (2) North 19 degrees 01 minutes 07 seconds East 499.93 feet, then (3) North 64 degrees 31 minutes 04 seconds East 21.40 feet to the south side of Powers Lane, then running and binding thereon (4) South 69 degrees 58 minutes 59 seconds East 933.84 feet, then leaving said south side of Powers Lane and running the three following courses and distances, viz: (5) South 20 degrees 04 minutes 00 seconds West 381.55 feet, then (6) North 69 degrees 58 minutes 59 seconds West 190.44 feet, and thence (7) South 18 degrees 33 minutes 21 seconds West 153.87 feet to intersect the aforesaid right-of-way line of the Baltimore National Pike, then running and binding thereon the two following courses and distances, viz: (8) North 71 degrees 42 minutes 46 seconds West 89.63 feet to a point of curvature and, thence (9) Northwesterly by a line curving to the right with a

DMW
 Daft-McCune-Walker, Inc.
 300 East Dromedary Avenue
 Towson, Maryland 21286
 410 296 3333
 Fax 296 4795
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

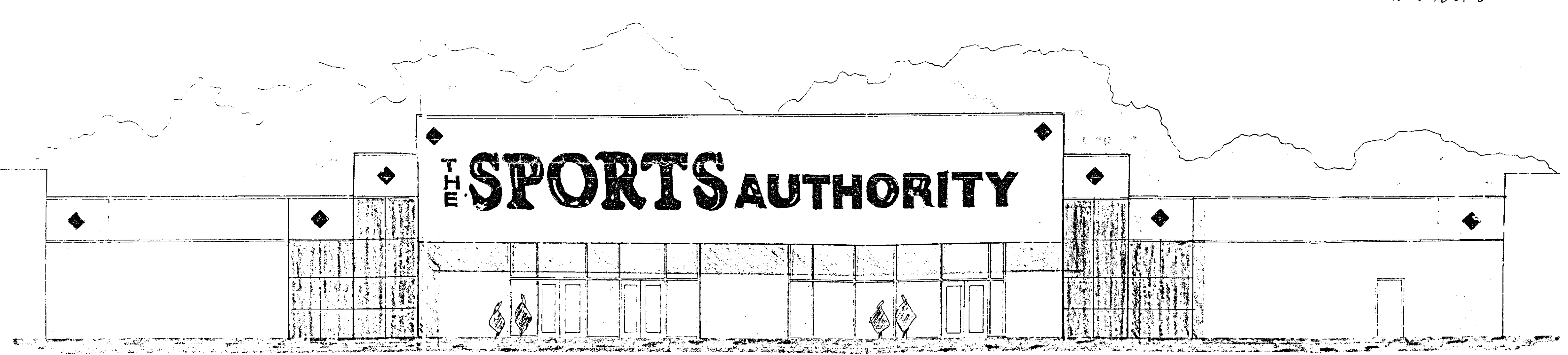
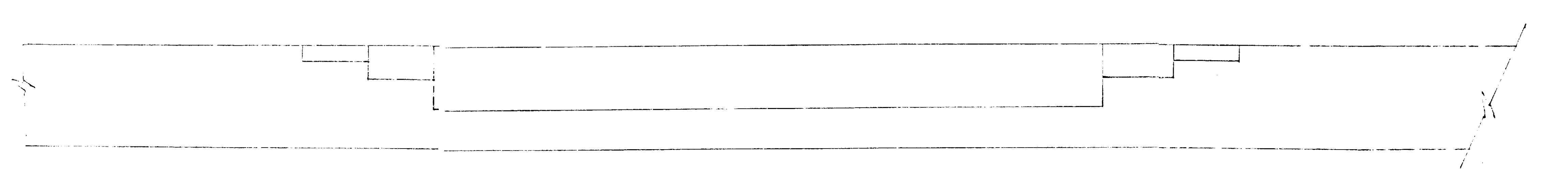
radius of 7564.44 feet for a distance of 522.01 feet (the arc of said curve being subtended by a chord bearing North 69 degrees 44 minutes 09 seconds West 521.91 feet), then leaving the Baltimore National Pike and running the three following courses and distances, viz: (10) North 22 degrees 38 minutes 52 seconds East 138.95 feet, then (11) North 69 degrees 23 minutes 31 seconds West 96.02 feet, and thence (12) South 22 degrees 38 minutes 52 seconds West 135.61 feet to again intersect the right-of-way line of the Baltimore National Pike, then running and binding thereon (13) Northwesterly by a line curving to the right with a radius of 7564.44 feet for a distance of 31.87 feet (the arc of said curve being subtended by a chord bearing North 66 degrees 54 minutes 41 seconds West 31.87 feet) to the point of beginning; containing 10.68 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.
 March 21, 1994
 Project No. 93083 (L93083)





PETITIONER'S
EXHIBIT 3



FRONT ELEVATION

CATONSVILLE, MO

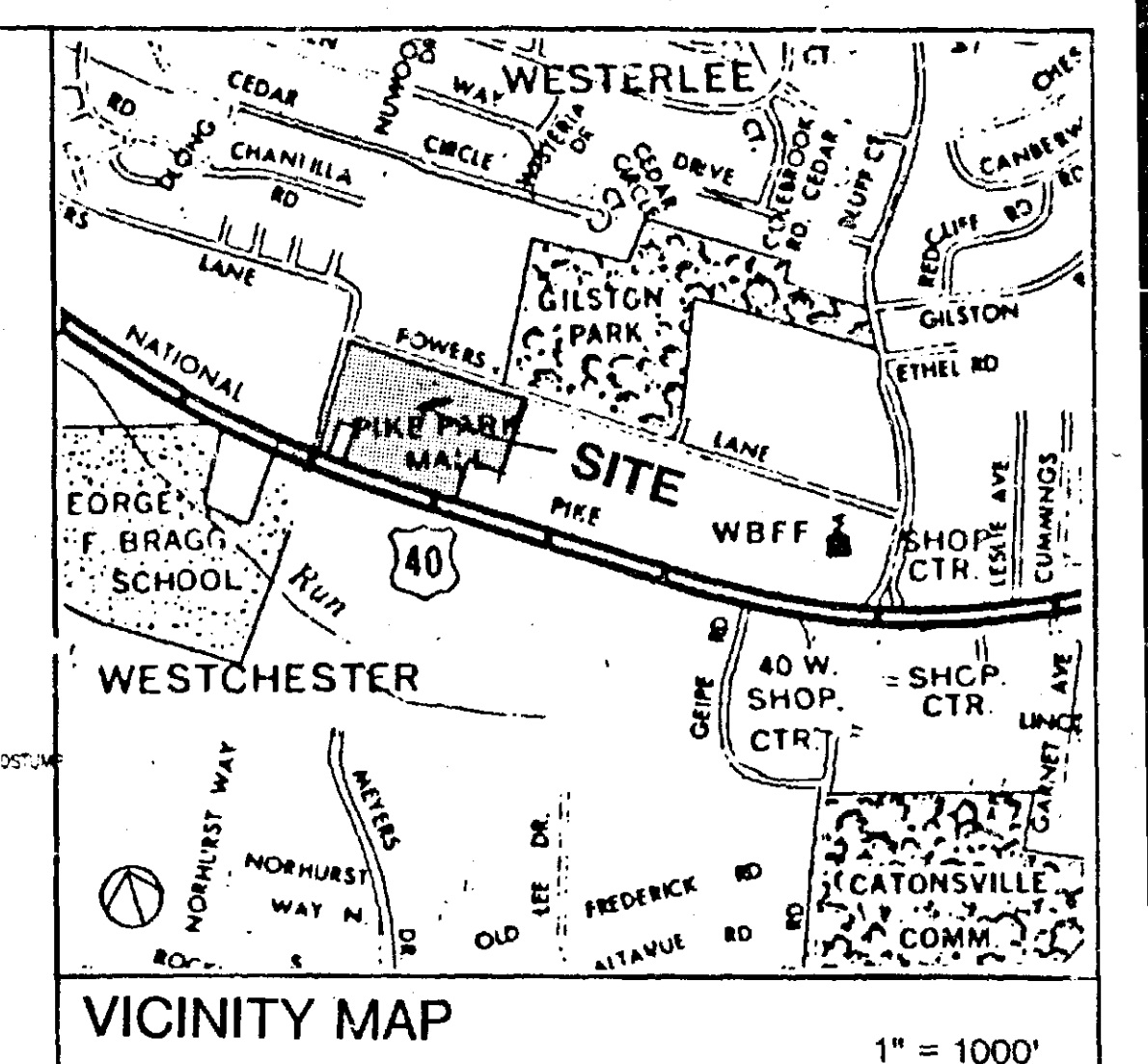
REVISION 1 2/93

SCALE 1/8" = 1'-0"

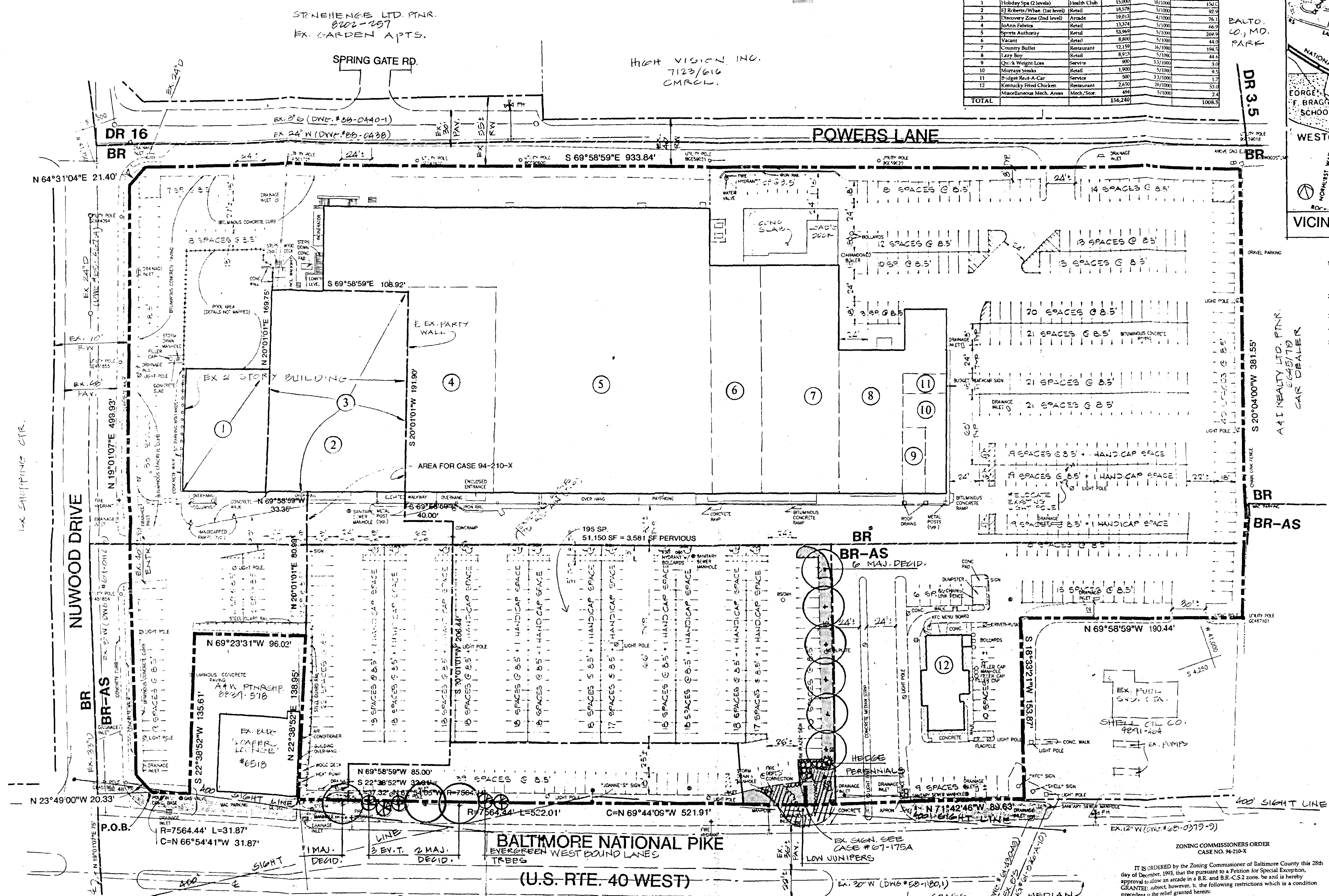
PETITIONER'S
EXHIBIT 4

3581 SF PERVIOUS AREA

STORE NO.	TENANT	USE	SQ. FEET	PARKING STD.	REQD. SPACES
1	Holiday Spa (2 levels)	Health Club	15,000	10/1000	150
2	Big Boy's (2nd level)	Restaurant	18,750	5/1000	94
3	Discovery Zone (2nd level)	Arcade	19,013	4/1000	76
4	JoAnn Fabrics	Retail	13,574	5/1000	68
5	Spine Authority	Retail	8,500	5/1000	43
6	Vacant	Seal	8,800	5/1000	44
7	Country Buffet	Restaurant	12,150	10/1000	122
8	Lazy Boy	Retail	8,915	5/1000	45
9	Quik's Weight Loss	Service	900	3/1000	3
10	Murray's	Retail	1,900	5/1000	10
11	Budget Rent-A-Car	Service	500	3/1000	2
12	Kentucky Fried Chicken	Restaurant	2,650	20/1000	53
	Mech/Shop		400	5/1000	2
	Mech/Shop		156,240		1008.5



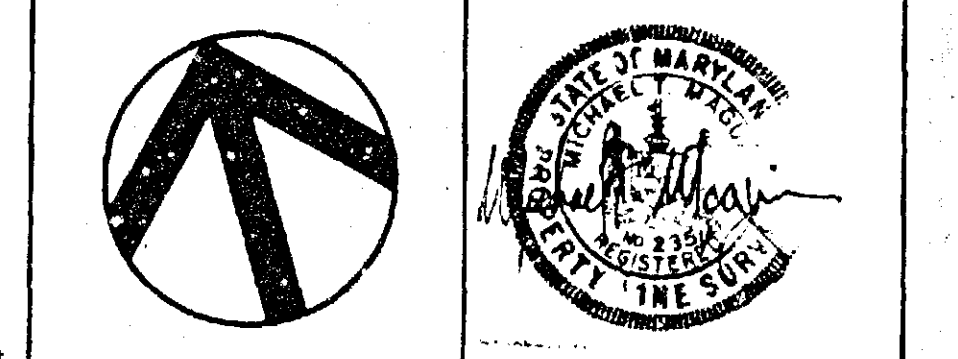
- GENERAL NOTES
- Owner: R. Epstein, J. A. Siegel, A. Schaffer, et al. c/o L. Epstein & Sons, 6512 Baltimore National Pike, 14 Old Court Road, Baltimore, Md. 21208
 - Area of Property = 10.66 Ac +/-
Gross Site Area = 1.94 Ac +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-)
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
a. Allowed = 1,040,213 SF (2 x 520,106)
b. Existing = 156,240 SF (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
a. Required Parking = 1,009 spaces (see chart)
b. Proposed Parking = 793 spaces
c. Existing Parking Variance (Case No. 83-272XA) = 281 spaces
d. 1,009 Required Spaces Less Variance of 281 spaces = 728 spaces
e. Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
 - All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 409.3, 4, 6, 7, and 8, BCZR.
 - Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection to be a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 87-175A.



DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410.286.3133
Fax 296.4755

**PLAN & PLAT TO ACCOMPANY
SPECIAL HEARING
PIKE PARK PLAZA**

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATES	BASE: cmh

SCALE: 1" = 40'
PROJECT NO.: 93003-DRAWING: 1 of 1

Upon hearing on petition for temporary use permit for the property described in the herein petition for Advertis. Structure and it appearing that by reason of location, the said petition should be granted, therefore:

It is this 1st day of December, 1989, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for temporary use permit be and the same is hereby granted for the period of two years from the above date.

DEPUTY ZONING COMMISSIONER ORDER
CASE NO. 87-112A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1987, that the herein Petition for the Variances should be and the same is granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 87-175A

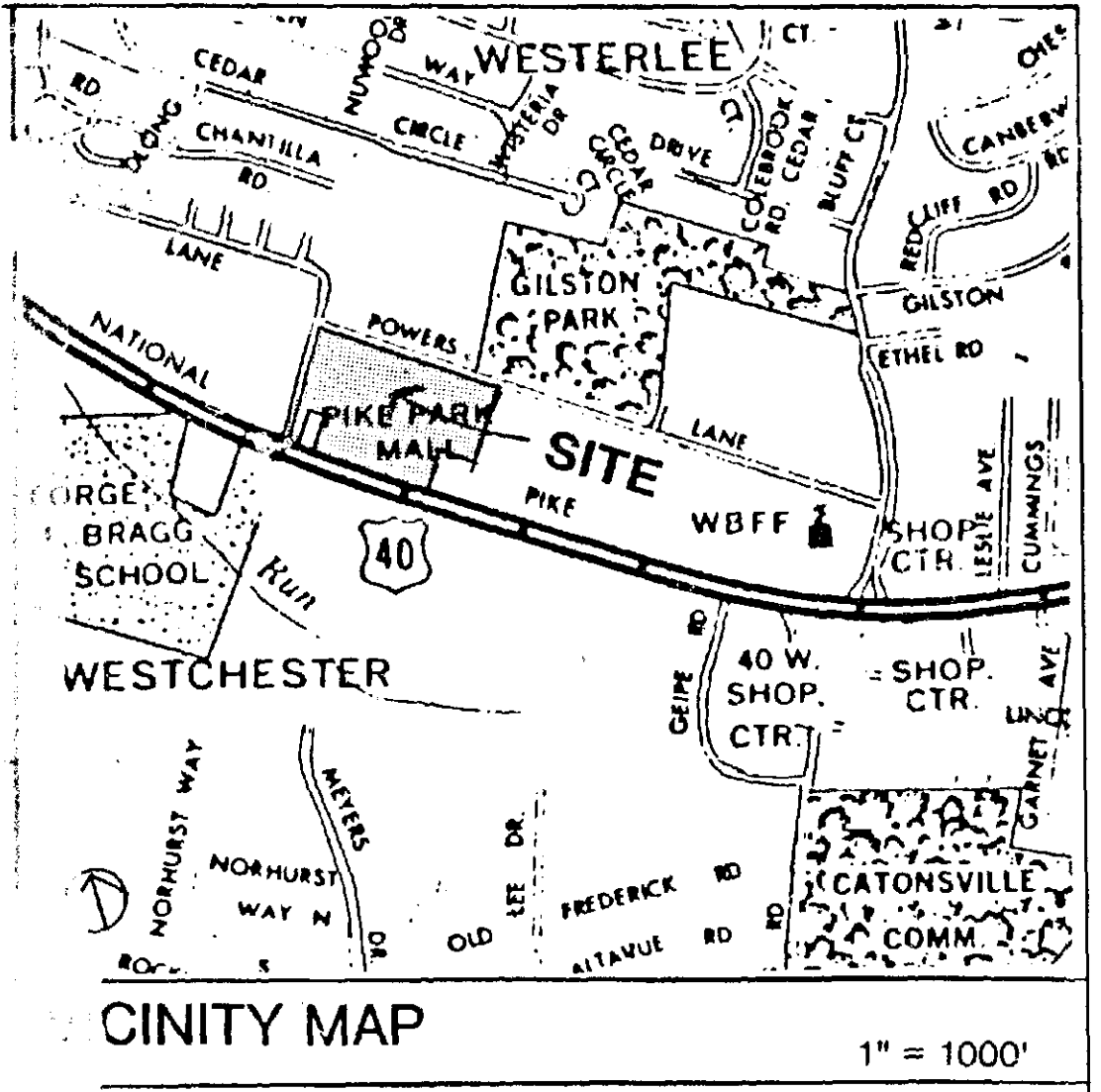
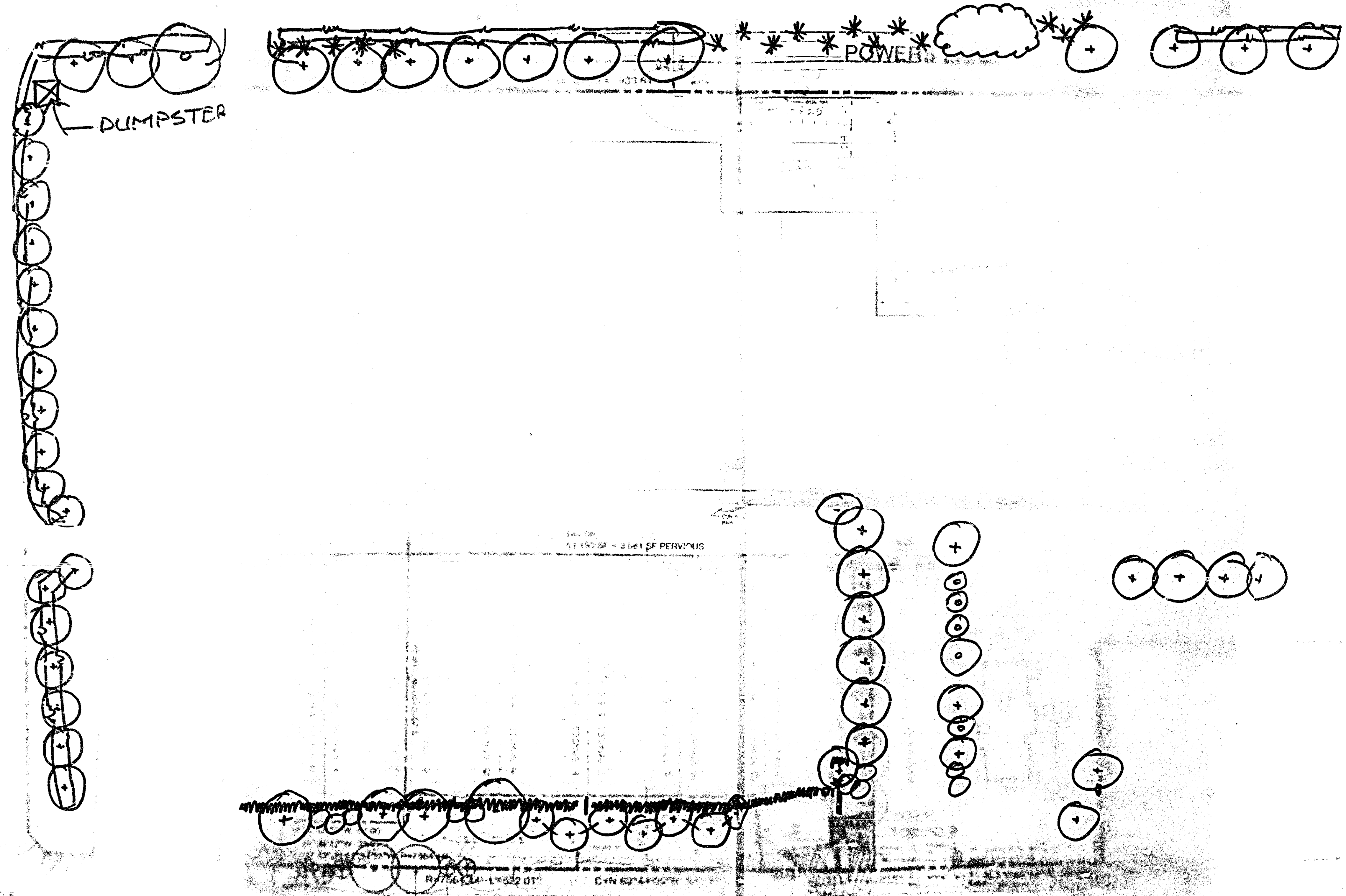
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that a Variance(s) to permit 793 parking spaces in lieu of the required 1,074 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Inc., dated May 31, 1983, and marked P-1080's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that the Petition for Special Exception for an arcade in combination with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

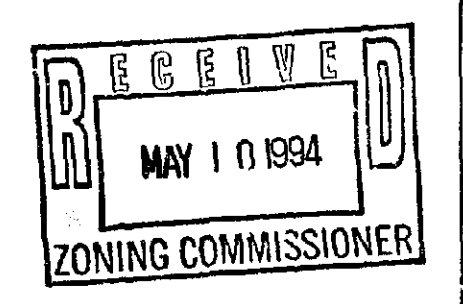
- EX. SHOPPING CTR.
- The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuwood Drive entrance shall be 40 feet wide.
 - The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20 percent of the gross floor area shall be used for games, rides and amusement devices. All video games, except those table top games that are allowed in a cabinet area, are to be located in the Fantasy Corner area, and kiddie rides may be located in the dining theater. There shall be a maximum of 18 basketball games, 20 kiddie rides, 12 arcade pieces (such as frog ball) and 40 video games.
 - No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
 - The restaurant shall not have more than 260 seats.
 - The hours of operation shall not extend beyond midnight.
 - The em' 'oyes shall park on the eastern portion of the site.
 - The free-standing sign, adjacent to Baltimore National Pike, shall be in accordance with the Baltimore County Zoning Regulations.
 - All screening, shall be installed and the parking lot repaired and restriped prior to occupancy.
 - The arcade shall not be the sole or primary use of this special exception.
 - A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

PRINTED
JUN 16 1994
DAFT-MCCUNE-WALKER, INC.

RESIDENTIAL



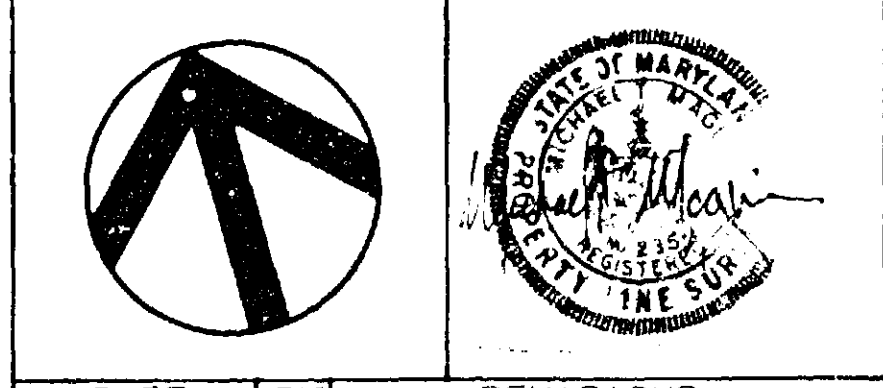
- GENERAL NOTES
- Owner: R. Epstein, J. A. Siegel, A. Schaffer, et al.
c/o L. Epstein & Sons, 6512 Baltimore National Pike
14 Old Court Road
Baltimore, Md. 21208
 - Area of Property = 10.68 Ac. +/-
Gross Site Area = 11.94 Ac. +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-).
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
 - Allowed = 1,040,213 SF (2 x 520,106)
 - Existing = 156,240 SF = (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
 - Required Parking = 1,009 spaces (see chart)
 - Proposed Parking = 733 spaces
 - Existing Parking Variance (Case No. 83-272XA) = 281 spaces
 - 1,009 Required Spaces Less Variance of 281 Spaces = 728 spaces
 - Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
- All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 409.3, 4, 6, 7, and 8, B-26.
- Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection is by a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 87-175A.



DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410.291.1313
Fax 291.4705

PLAN & PLAT TO ACCOMPANY
SPECIAL HEARING
PIKE PARK PLAZA

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATES		BASE: cmh	
REVIEW:	15 MAR 94	DRAWN:	cmh
PERMIT:		CHECKED BY:	V.E. MOON
CONSTRUCTION:		DATE CHECKED:	15 MAR 94
SCALE:	1" = 40'	DRAWING:	1 OF 1
PROJECT NO.:	93083		

BALTIMORE NATIONAL PIKE
(U.S. RTE. 40 WEST)

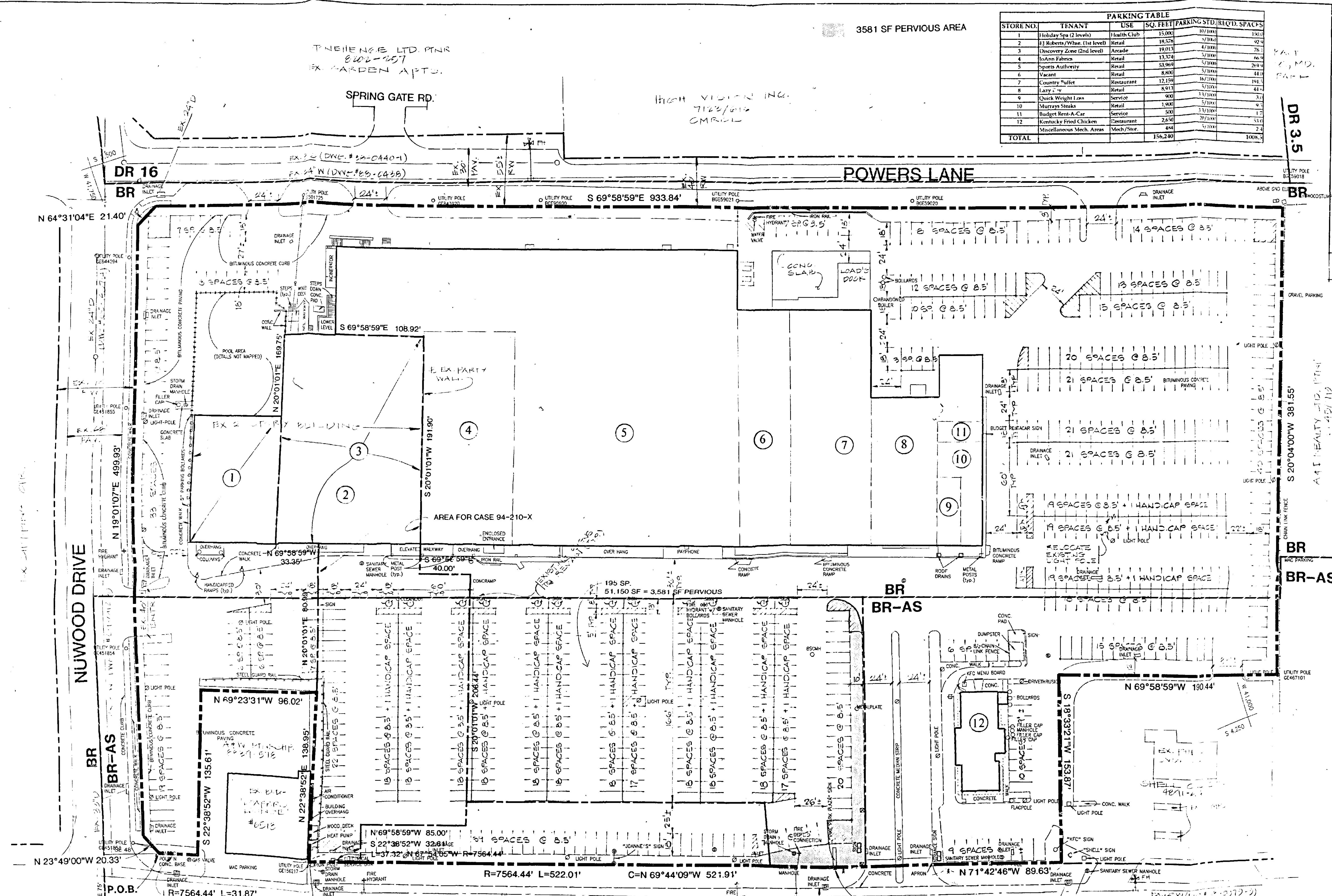
BALTIMORE COUNTY
(150' R/W)
DEPUTY ZONING COMMISSIONER'S ORDER
CASE NO. 93-272

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of June 1993, that a Variance be granted to permit the construction of a 1,009 space parking lot, in accordance with the parking lot variance petition filed by the applicant, R. Epstein, J. A. Siegel, A. Schaffer, et al., dated May 31, 1993, and marked Petition No. 93-272. The variance is granted, from and after the date of this Order, subject to the conditions, terms, provisions, or conditions contained in the accompanying zoning order.

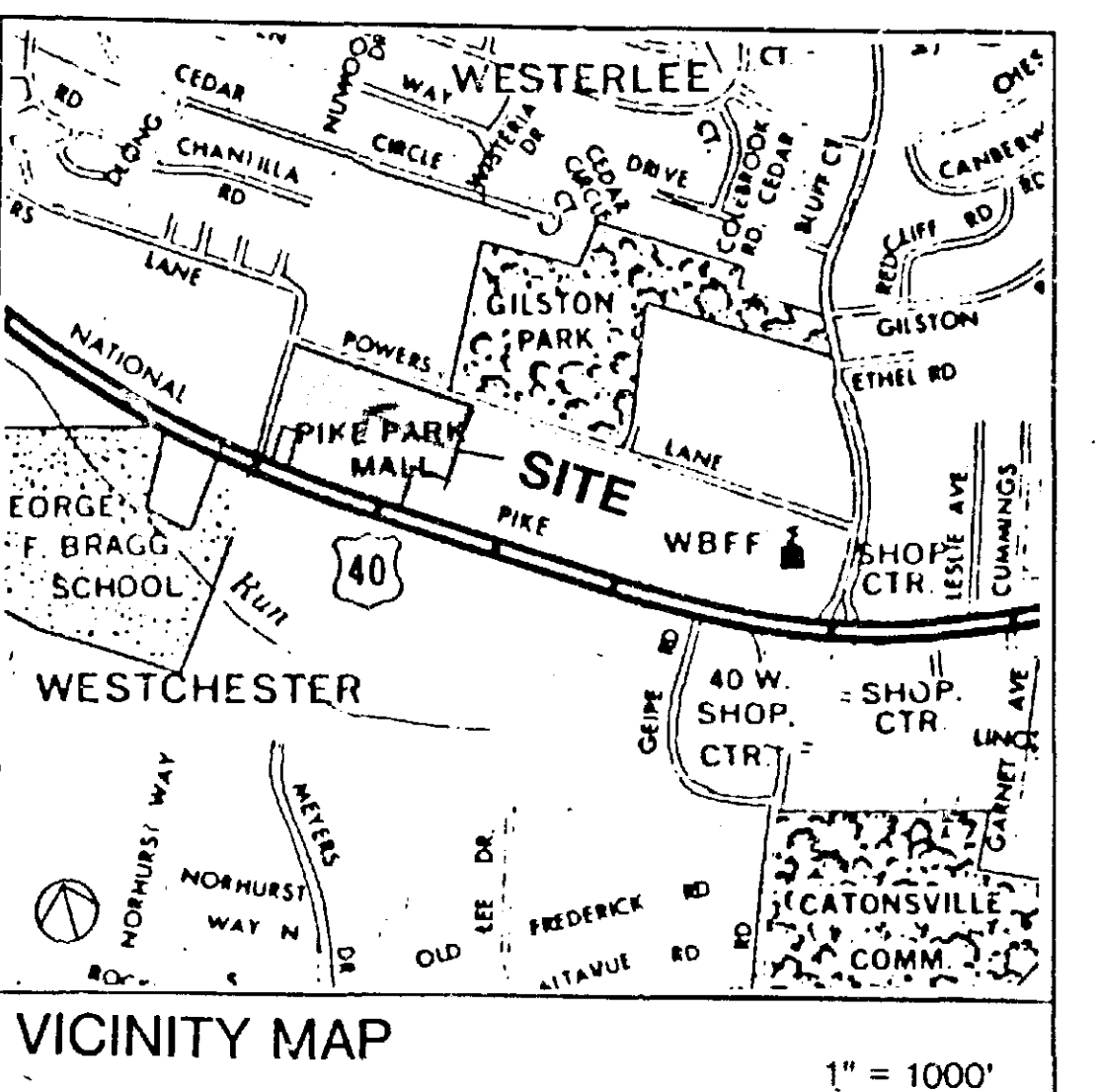
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of June 1993, that the Petitioner be granted a 281 space parking variance, in accordance with the parking lot variance petition filed by the applicant, R. Epstein, J. A. Siegel, A. Schaffer, et al., dated May 31, 1993, and marked Petition No. 93-272. The variance is granted, from and after the date of this Order, subject to the conditions, terms, provisions, or conditions contained in the accompanying zoning order.

- The petitioner shall not have more than 18 ft. of height.
- The hours of operation shall not exceed 11:00 p.m.
- The applicant shall pay for the section posted on the site.
- The tree-standing sign, attached to Baltimore National Pike, shall be maintained in accordance with the Baltimore County Zoning Regulations.
- All screening shall be provided and the parking lot screened with a 6' high screen.
- The screen shall not be the sole or primary use of the site.
- A revised site plan, incorporating the restrictions set forth in this order, shall be submitted for approval to the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning.

Upon hearing in the hearing on the location, the site...
It is this 1st day of December 1993, that the Baltimore County Zoning Commission is hereby granted...
COMMISSIONER ORDER
153-05112A
The Board of Baltimore County this 7th day of December 1993, that the variance should be granted and the parking spaces should be provided in accordance with the Bureau of Planning and Zoning.



STORE NO.	TENANT	USE	SQ. FEET	PARKING STD.	REQD. SPACES
1	Holiday Spa (2 levels)	Health Club	15,000	300/1000	150/10
2	BJ Roberts/Whose (1st level)	Retail	10,578	37/100	42/4
3	Discovery Zone (2nd level)	Amusement	19,013	47/100	26/1
4	Home Fabrics	Retail	13,374	37/100	66/4
5	Sports Authority	Retail	53,960	37/100	269/4
6	Vacant	Retail	6,900	37/100	41/1
7	Country Buffet	Restaurant	12,150	67/100	101/1
8	Lazy "T"	Restaurant	8,913	37/100	41/1
9	Quirk Wright Law	Service	900	37/100	3/1
10	Murray's Steaks	Retail	1,000	37/100	4/1
11	Budget Rent A Car	Service	526	37/100	2/1
12	Konchik's Fried Chicken	Restaurant	2,640	307/100	53/1
	Miscellaneous Mech. Areas	Mech./Stor.	844	37/100	2/2
TOTAL			156,240		1008.3

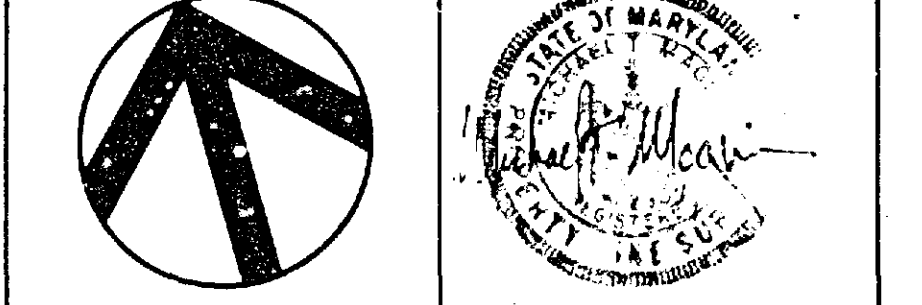


- GENERAL NOTES**
- Owner: R. Epstein, F. A. Siegel, A. Schaffer, et al. c/o L. Epstein & Sons, 6512 Baltimore National Pike, Baltimore, Md. 21208
 - Area of Property = 10.68 Ac. +/-
Gross Site Area = 11.94 Ac. +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-)
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
a. Allowed = 1,040,213 SF (2 x 520,106)
b. Existing = 156,240 SF = (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
a. Required Parking = 1,009 spaces (see chart)
b. Proposed Parking = 733 spaces
c. Existing Parking Variance (Case No. 83-272XA) = 281 spaces
d. 1,009 Required Spaces Less Variance of 281 Spaces = 728 spaces
e. Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
 - All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 49-3.4, 4.7, and 6, BC28.
 - Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection is by a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 67-175A.

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, 200 East Pennsylvania Avenue, Towson, Maryland 21286
Landscape Architects, Engineers, Surveyors & Environmental Professionals
410 294 3333
Fax 294 4703

**PLAN & PLAT TO ACCOMPANY
SPECIAL HEARING
PIKE PARK PLAZA**

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATE'S	SCALE: cmh
REVIEW: MJC	
DESIGNED: MJC	
CONSTRUCTION: MJC	
SCALE: 1" = 40'	DRAWING: 1 of 1
PROJECT NO.: 93083	

ZONING COMMISSIONERS ORDER
CASE NO. 158-T

Upon hearing on petition for temporary use permit for the property described in the herein petition for Advertising Structure and if appearing that by reason of location, the said petition should be granted, therefore:

It is this 1st day of December, 1989, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for temporary use permit be and the same is hereby granted for the period of two years from the above date.

DEPUTY ZONING COMMISSIONER ORDER
CASE NO. 67-112A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of December, 1989, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 72 parking spaces instead of the required 87½ spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 67-175A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1987, that the herein Petition for the Variances should be and the same is granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 65-152R

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1987, that the herein described property or area should be and the same is hereby reclassified from a "R-10" zone to a "B-R" zone from and after the date of this order, subject, however, to strict compliance with site plan as approved by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY ZONING COMMISSIONERS ORDER
CASE NO. 83-223A

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that a Variance(s) to permit 793 parking spaces in lieu of the required 1,074 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Inc., dated May 21, 1983, and marked Petitioner's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that the Petition for Special Exception for an arcade in combination with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- FA. SHOPPING CTR.**
- The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuvord Drive entrance shall be 40 feet wide.
 - The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20 percent of the gross floor area shall be used for games, rides and amusement devices. All video games, except three table top games that are allowed in cabinet areas, are to be located in the Fantasy Forest area, and kiddie rides may be located in the dining theater. There shall be a maximum of 15 skee-hall games, 20 kiddie rides, 12 arcade pinos (such as Frog Ball) and 40 video games.
 - No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
 - The restaurant shall not have more than 260 seats.
 - The hours of operation shall not extend beyond midnight.
 - The employees shall park on the eastern portion of the site.
 - The free-standing sign adjacent to Baltimore National Pike shall be in accordance with the Baltimore County Zoning Regulations.
 - All screening shall be installed and the parking lot repaired and restriped prior to occupancy.
 - The arcade shall not be the sole or primary use of this special exception.
 - A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 94-210-X

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of December, 1993, that the pursuant to a Petition for Special Exception, approval to give an arcade in a B-R and B-R-C-S-2 zone, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to any relief granted herein:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that approval to give an arcade in a B-R and B-R-C-S-2 zone, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to any relief granted herein:

Z.C.
Det.#1

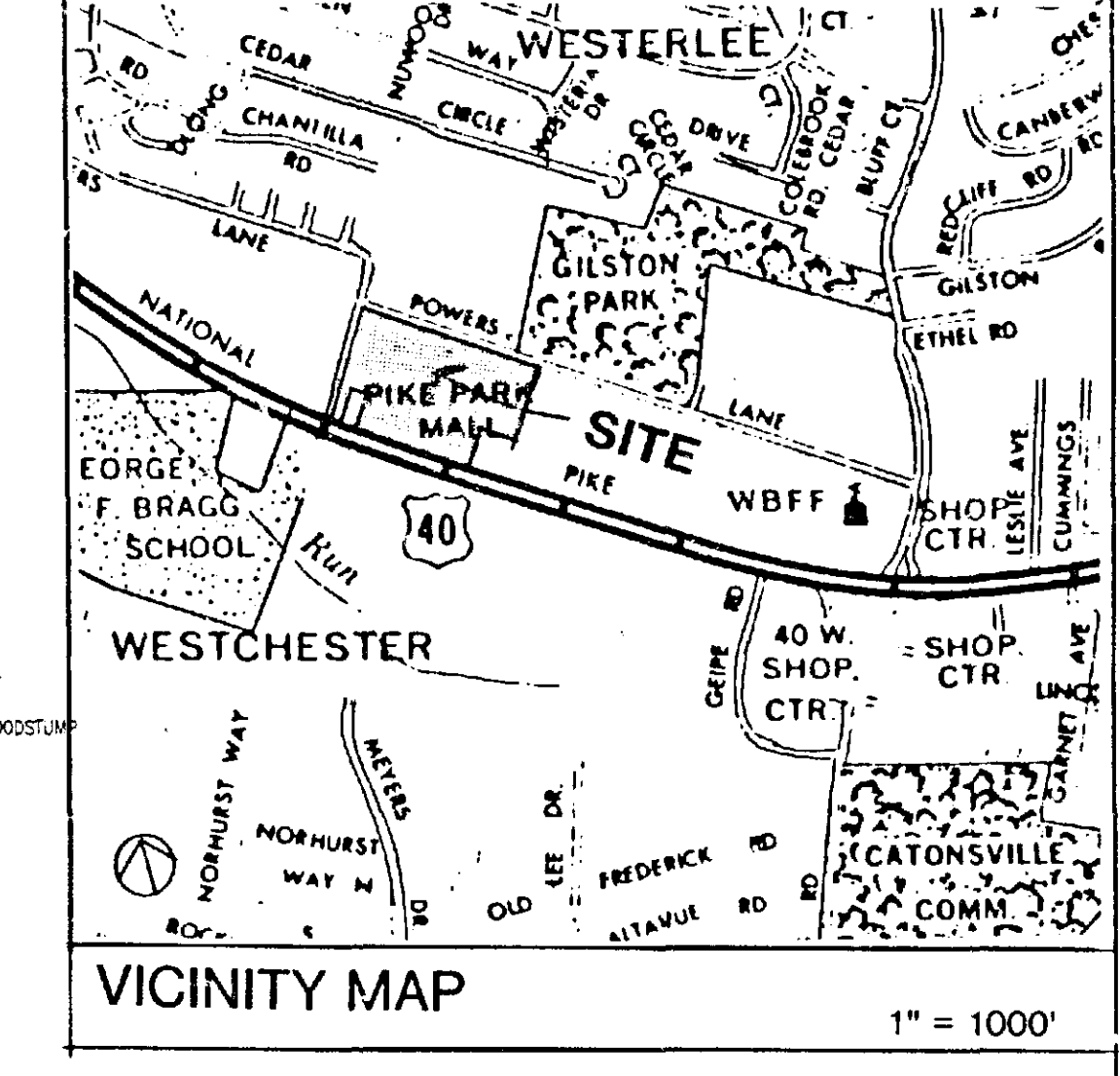
SPRING GATE RD.
EX. 24' (DNG # 69-04401)
EX. 24' N (DNG # 69-0438)

HIGH VISION NO.
7123/616
CMRCL.

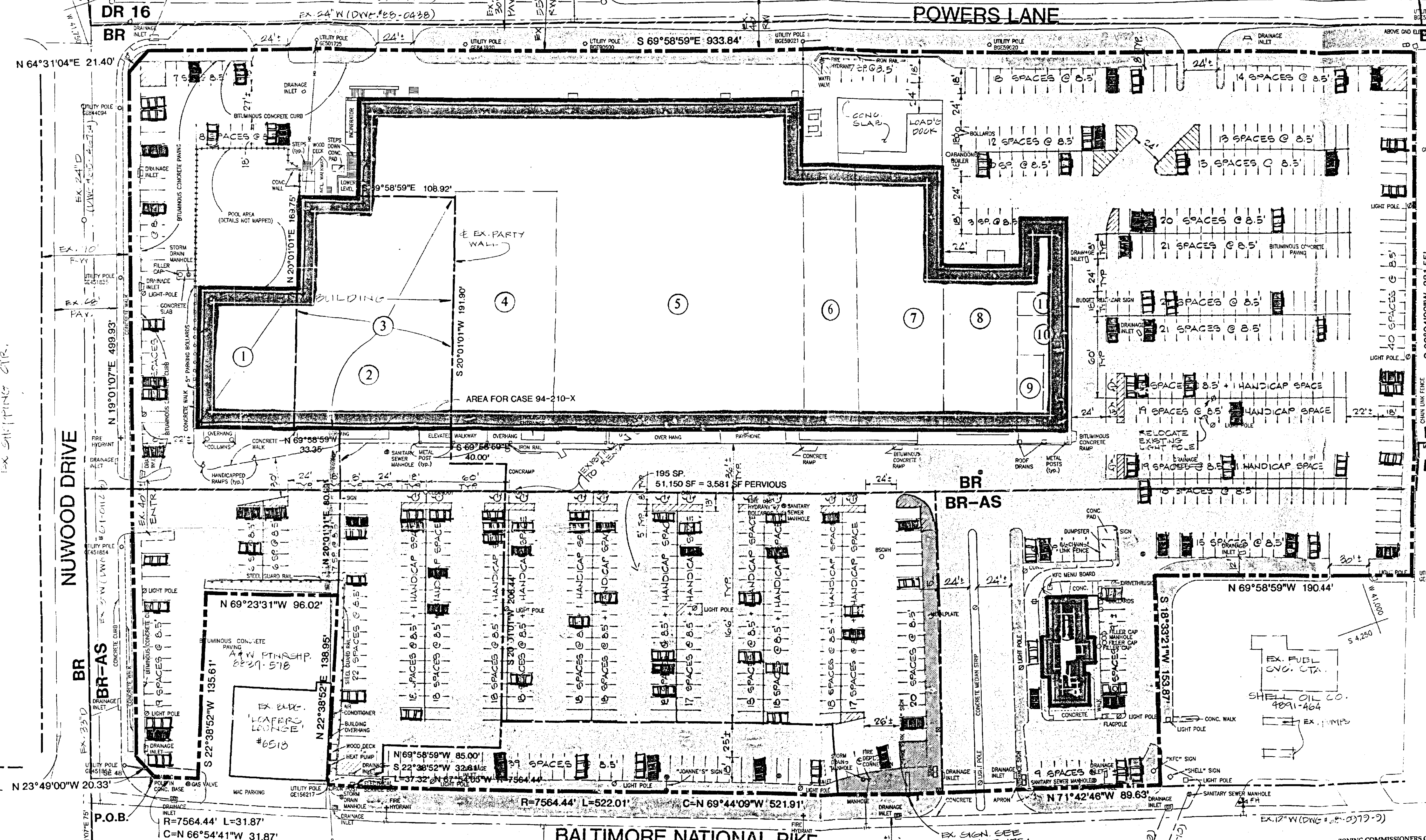
3581 SF PERVIOUS AREA

STORE NO.	TENANT	USE	SQ. FEET	PARKING STD.	REQ'D. SPACES
1	Hobby Spa (1st level)	Health Club	15,000	37/1000	1910
2	[J] Roberts/White (1st level)	Retail	14,575	41/1000	929
3	Discovery Zone (1st level)	Amuse	19,075	41/1000	761
4	Yakim's	Retail	13,375	37/1000	460
5	Sports Authority	Retail	53,969	37/1000	2609
6	Vacant		8,800	37/1000	440
7	Country Buffet	Restaurant	12,150	167/1000	194
8	Larry Bay	Retail	8,913	37/1000	444
9	Quick Weight 'n' more	Service	900	37/1000	38
10	Murray's Steak	Retail	1,900	37/1000	93
11	Budget Rent-A-Car	Service	500	37/1000	17
12	Kentucky Fried Chicken	Restaurant	2,650	37/1000	330
	Miscellaneous Mech. Areas	Mech/Struc	484	37/1000	24
TOTAL			156,240		10083

PALTO
CO. MD.
PAIR
DR 3.5



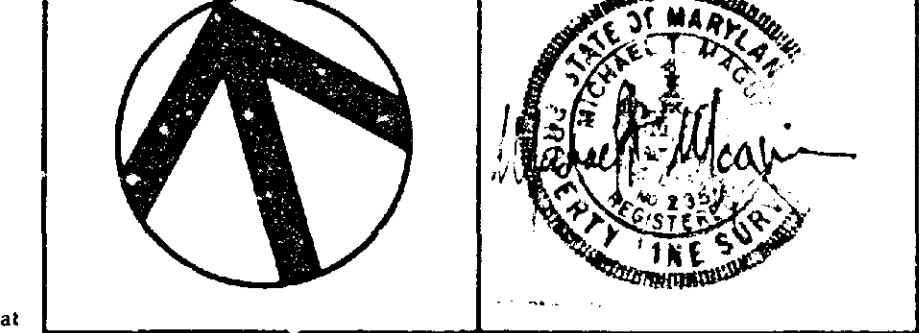
- GENERAL NOTES
- Owner: R. Epstein, J. A. Siegel, A. Schaffer, et al.
c/o L. Epstein & Sons, 6512 Baltimore National Pike
14 Old Court Road
Baltimore, Md. 21208
 - Area of Property = 10.68 Ac +/-
Gross Site Area = 11.94 Ac +/-
 - Existing Zoning of Property "BR" (6.28 Ac +/-) and "BR-AS" (4.4 Ac +/-)
 - Existing Use of Property "Neighborhood Shopping Center"
 - Floor Area Ratio (2.0):
a. Allowed = 1,040,213 SF (2 x 520,106)
b. Existing = 156,240 SF = (0.34 FAR)
 - Amenity Open Space: None Required
 - Off-Street Parking:
a. Required Parking = 1,039 spaces (see chart)
b. Proposed Parking = 733 spaces
c. Existing Parking Variance (Case No. 83-272XA) = 281 spaces
d. 1,009 Required Spaces Less Variance of 281 Spaces = 728 spaces
e. Existing and Proposed Parking is Within the Existing Variance Granted in Case 83-272XA.
 - All spaces will be 8 1/2 x 18 feet, paved with a durable, dustless surface and striped. 195 spaces required for new Country Buffet restaurant meet current design standards noted in Section 409.3, 4.6, 7, and 8, BCZR.
 - Public utilities exist to the site.
 - Site is within the Patapsco Drainage area.
 - Trash collection is by a private company.
 - Existing site signage (ID Sign) granted area and height variances - See Petition No. 67-175A.



DMW
Dart - McCune - Walker, Inc.
A Team of Land Planners,
Engineers, Surveyors &
Environmental Professionals

**PLAN & PLAT TO ACCOMPANY
SPECIAL HEARING
PIKE PARK PLAZA**

1st Councilmanic Dist.
1st Election District Baltimore County Maryland



DATE	BY	REVISIONS

ISSUE DATES	BASE: cmh
REVIEW: 15 MAR 83	DRAWN: W/ESM
BID:	CHECKED BY: W/ESM
PERMIT:	DATE CHECKED: 15 MAR 83
CONSTRUCTION:	

SCALE: 1" = 40'
PROJECT NO.: 93083-
DRAWING: 1 OF 1

ZONING COMMISSIONERS ORDER
CASE NO. 1382-T

Upon hearing on petition for temporary use permit for the property described in the herein petition for Advertising Structure and it appearing that by reason of location, the said petition should be granted. Therefore:

It is this 1st day of December, 1980, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for temporary use permit be and the same is hereby granted for the period of two years from the above date.

DEPUTY ZONING COMMISSIONER ORDER
CASE NO. 67-112A

ZONING COMMISSIONERS ORDER
CASE NO. 67-175A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permit a sign height of 35 feet instead of the permitted 25 feet and a sign area of 328 square feet instead of the permitted 150 square feet subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 65-152R

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1964, that the herein described property or -s should be and the same is hereby reclassified from a "R-10" zone to a "B-R" zone from and after the date of this order, subject, however, to strict compliance with site plan as approved by the Bureau of Public Services and the Office of Planning and Zoning.

BALTIMORE NATIONAL PIKE
WEST BOUND LANES
(U.S. RTE. 40 WEST)

EAST BOUND LANES
(150' R/W)

DEPUTY ZONING COMMISSIONERS ORDER
CASE NO. 83-272XA

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that a Variance(s) to permit 793 parking spaces in lieu of the required 1,074 spaces, in accordance with the site plan layout prepared by Street Traffic Studies, Inc., dated May 31, 1983, and marked Petitioner's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June 1983, that the Petition for Special Exception for an arcade in conjunction with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuwood Drive entrance shall be 40 feet wide.
- The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20 percent of the gross floor area shall be used for games, rides and amusement devices. All video games except three table top games that are allowed in a quarter area, are to be located in the Fantasy Forest area, and kiddie rides may be located in the dining theater. There shall be a maximum of 15 skee-ball games, 20 kiddie rides, 12 arcade games (such as ring ball and 60 video games).
- No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
- The restaurant shall not have more than 250 seats.
- The hours of operation shall not extend beyond midnight.
- The employees shall park on the eastern portion of the site.
- The free-standing sign, adjacent to Baltimore National Pike, shall be in accordance with the Baltimore County Zoning Regulations.
- All screening shall be installed and the parking lot repaired and restriped prior to occupancy.
- The arcade shall not be the sole or primary use of this special exception.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

ZONING COMMISSIONERS ORDER
CASE NO. 94-210-X


IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of December, 1983, that the petitioner to a Petition for Special Exception, approval to allow an arcade in a B.R. and B.R.-C-5.2 zone, is and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the said grant herein:


- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.

PETITION FOR SPECIAL HEARING : BEFORE THE
 Pike Park Plaza, NEC Baltimore : ZONING COMMISSIONER
 National Pike and Nunsod Drive : OF BALTIMORE COUNTY
 (6500 Baltimore National Pike), : 1st Election Dist., 1st Council-
 manic Dist. :
 PETITIONER : CASE NO: 94-375-SPH
 NORMAN EPSTEIN, et al. :

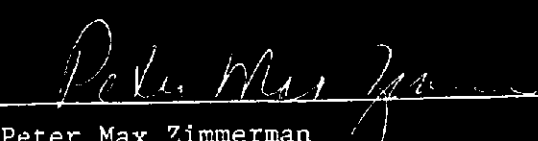
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


 Peter Max Zimmerman
 People's Counsel for Baltimore County


 Carole S. Demilio
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, Maryland 21204
 (410) 887-2188

I HEREBY CERTIFY THAT on this 11th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chtd., 700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioners.


 Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

94-375-SPH
5/3 Jmk

TO: Arnold Jablon, Director
 Zoning Administration &
 Development Management

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

DATE: April 26, 1994

SUBJECT: Pike Park Plaza, 6500 Baltimore National Pike

INFORMATION:

Item Number: 35C
 Petitioner: Epstein Property
 Property Size:
 Zoning: B.R.
 Requested Action:
 Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's attorney, Newton A. Williams, who informed this office that efforts are under way to revitalize the Pike Park Plaza. This center will obviously benefit from such an effort.

The need for additional landscaping which focuses on street tree treatment along Baltimore National Pike, also must be addressed. Therefore, staff recommends the applicant's request be granted conditioned upon the following:

The applicant should meet with the Office of Planning to develop a landscape plan for the Pike Park Plaza prior to the issuance of any permits.

Prepared by: 

Division Chief: 

PK/JL:lw

TRANSMITTAL

DMW

Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410-296-3333
 Fax 296-4705

RECEIVED
 MAY 10 1994
 ZONING COMMISSIONER

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

To: TIM KOTROCKO, ESQ Date: 5.10.94

DEP. ZONING COMMISSIONER No. 93083.B

Attention:

Reference: PIKE PARK PLAZA

We are sending you Shop drawings attached under separate cover. via DUBBY
 Specifications Samples Plans

Copies	Date	Number	Description
1			SCHEMATIC PLANTING

These are transmitted as checked below:
 For approval Approved as submitted Resubmit copies for approval
 For your use Approved as noted Submit copies for distribution
 As requested Returned for corrections Return corrected prints
 For review and comment

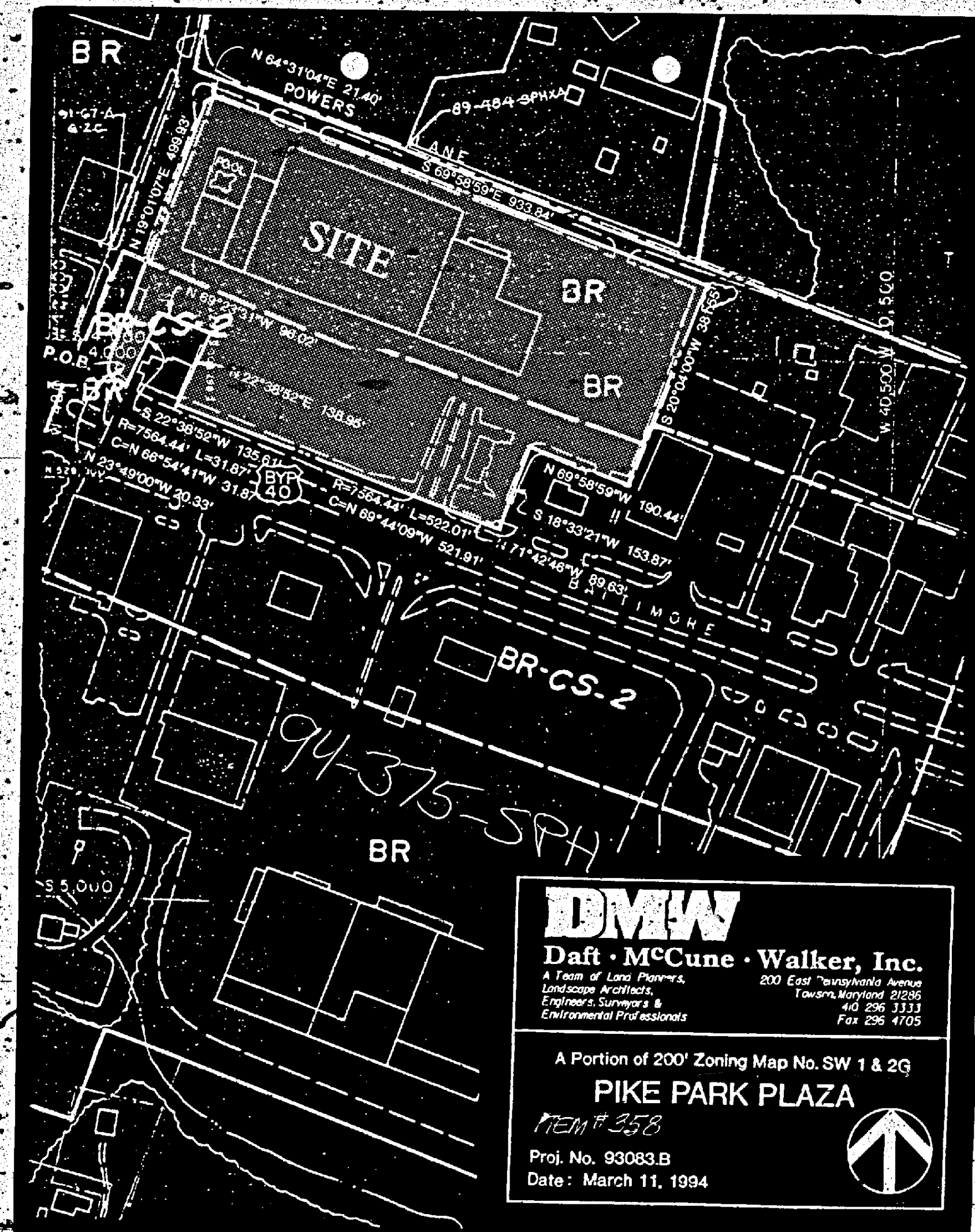
Remarks: PLANTING PROPOSED REFLECTS CONSIDERATION
OF VEHICULAR SIGHT LINES AND SIGHT LINES
TO SIGNAGE. SPECIFIC PLANTS ARE NOT
NOTED, BUT THIS PLAN USES 15 PLANTING UNITS.

THANK YOU FOR YOUR
 CONSIDERATION,

cc: NEWTON WILLIAMS, ESQ.
MAUREEN KENEALLY Signed Jmk

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Maureen Keneally 1317 York Rd
Maryland Financial Investors Lutherville, MD
Jim Anusky DMW Inc., 200 E. Pa. Av.
Newton A. Williams Towson 21286
700 Court Towers, 21204 637-7800



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 137 Date of Posting: 4/17/94

Posted for: Special Hearing

Petitioner: Norman & Reba Epstein, Jerome Siegel & Myra Shafel

Location of property: 6500 BALTIMORE NATIONAL PIKE, NEAR N. WOOD DR.

Location of Sign: Rest. at entrance to shop on Bal. Natl. Pike

Remarks: _____

Posted by: [Signature] Date of return: 4/27/94

Number of Signs: 1

receipt
94-375-SPH

Date: 4/22/94

REMARKS: PIKE PARK ASSOCIATED PARTNERSHIP
1500 BALTIMORE NATL. PIKE
040-SPH \$250.00
050-2 SIGNS \$70.00
\$320.00

Account: R 0118150
Number: 358

Cashier Valid: _____

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) 887-3353

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 petitioner is 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 STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 558
Petitioner: Pike Park Plaza Associates Ltd Partnership
Location: Route 40 West

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Mr. Richard Rotter, Hicks & Rotter
ADDRESS: 1217 29th St. Rd.
Lutherville, Md 21093
PHONE NUMBER: Newton & Williams - 833-7800
Hicks & Rotter 337-2098

*MUST BE SUPPLIED

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 in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-375-SPH (Item 358)
6500 Baltimore National Pike
Pike Park Plaza
NEC Baltimore National Pike and N Wood Drive
1st Election District - 1st Councilmanic
Legal Owner(s): Norman & Reba Epstein, Jerome Siegel and Myra Shafel
HEARING: TUESDAY, MAY 3, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment of case #85-152-R and #83-272-XA, to the extent of any conflict with the improved site plan; and to remove conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of case #83-272-XA, not applicable to these proposed uses and parking variances required.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1994

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 7, 1994.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON
[Signature]

Class Number: 54375-SPH (Item 358)
6500 Baltimore National Pike
Pike Park Plaza
NEC Baltimore National Pike and N Wood Drive
1st Election District
1st Councilmanic
Petitioner: Norman & Reba Epstein, Jerome Siegel and Myra Shafel
HEARING: TUESDAY, MAY 3, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment of case #85-152-R and #83-272-XA, to the extent of any conflict with the improved site plan; and to remove conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of case #83-272-XA, not applicable to these proposed uses and parking variances required.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

4040 April 7.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MARCH 31, 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 in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-375-SPH (Item 358)
6500 Baltimore National Pike
Pike Park Plaza
NEC Baltimore National Pike and N Wood Drive
1st Election District - 1st Councilmanic
Legal Owner(s): Norman & Reba Epstein, Jerome Siegel and Myra Shafel
HEARING: TUESDAY, MAY 3, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment of case #85-152-R and #83-272-XA, to the extent of any conflict with the improved site plan; and to remove conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of case #83-272-XA, not applicable to these proposed uses and parking variances required.

[Signature]
Arnold Jablon
Director

cc: Owners, c/o Hicks and Rotter
Pike Park Associates Ltd. Part.
Newton A. Williams, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 22, 1994

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
700 Court Towers
210 Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-375-A, Item No. 358
Petitioner: Norman and Reba Epstein, et al
Petition for Special Hearing

Dear Mr. Williams:

The Zoning Plans 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 22, 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.

The director of Zoning Administration and Development Management has instituted a system whereby seasoned 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.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

4-11-94

RE: Baltimore County
Item No.: 4358 (RT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
[Signature]
for DAVID N. RAHSEY, ACTING CHIEF
John Constabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4300

DATE: 03/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: NORMAN EPSTEIN & REBA EPSTEIN & JEROME SIEGEL & MYRA SHAFEL
LOCATION: NEC BALTIMORE NATIONAL PIKE AND N WOOD DR. 6500 BALTIMORE NATIONAL PIKE - PIKE PARK PLAZA

Item No.: 558 Zoning Agenda: SPECIAL HEARING

Gentlemen:

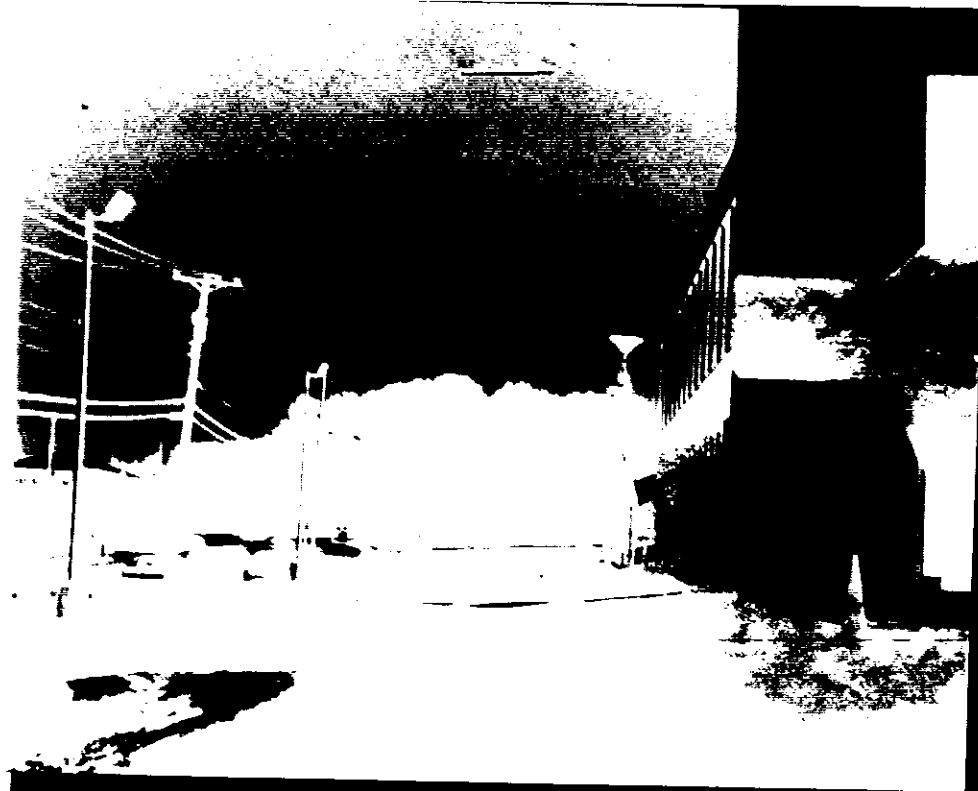
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plan for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

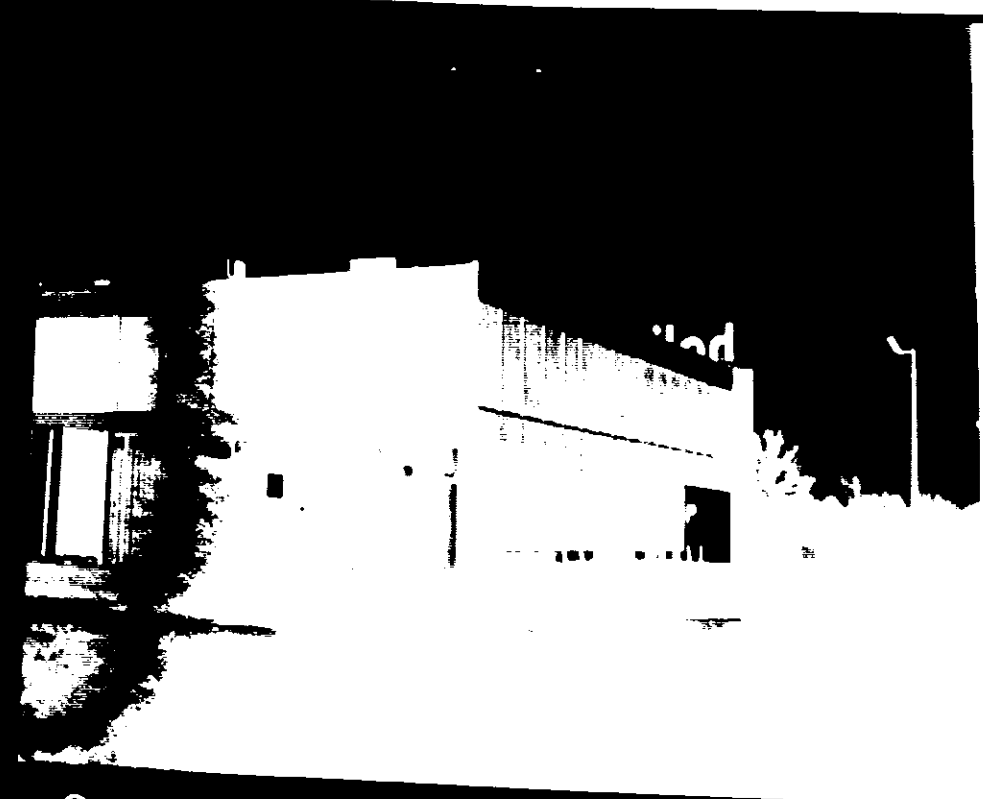
RECEIVED
MAR 21 1994
ZADM

REVIEWER: LT. ROBERT P. SALERWALD
Fire Prevention, PHONE 887-4081, MS-1142F

cc: File



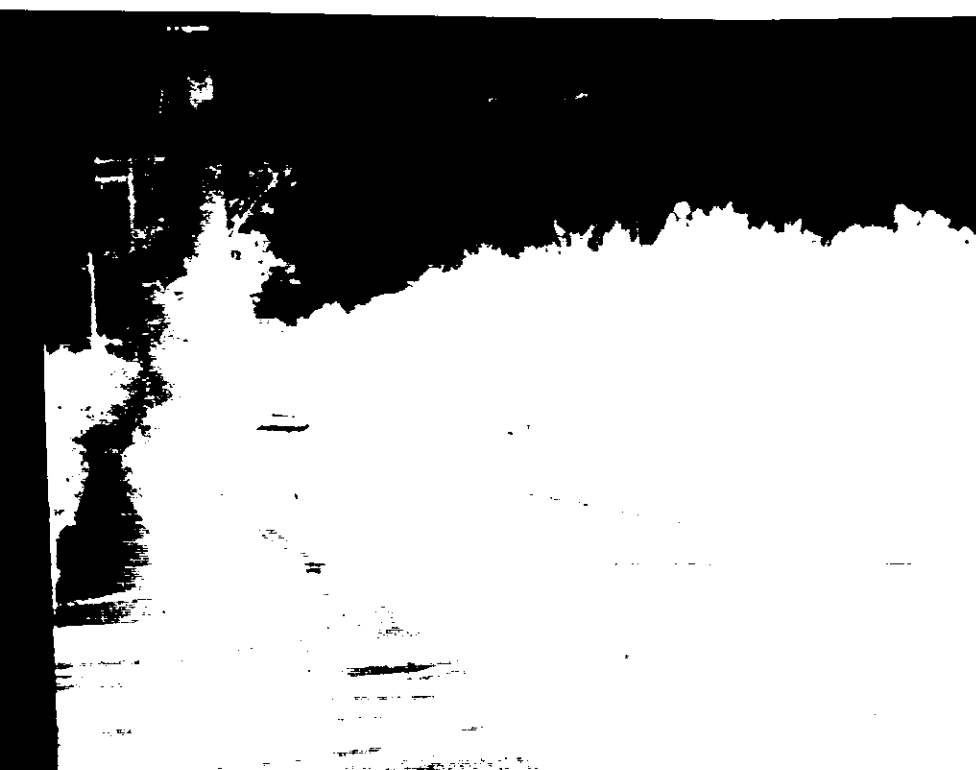
H. Looking N at end of center
Nuwood Road on right



I. Looking SE at Holiday Spa
from Nuwood Rd.



J. Looking N on Nuwood Road
from Pike Park
Entrance



K. Looking S on Nuwood Rd to
Route 40 traffic signal



L. Route 40 and Nuwood
Rd. from Nuwood.



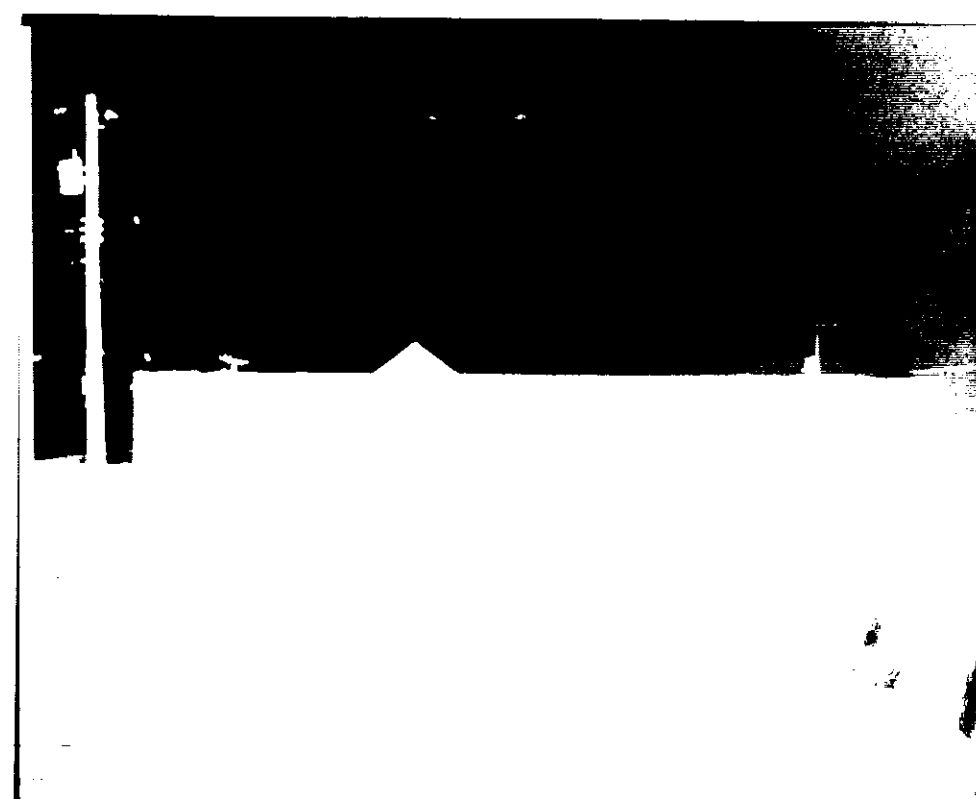
M. Looking W on Route 40
from NEIC of 40 and
Nuwood Rd.



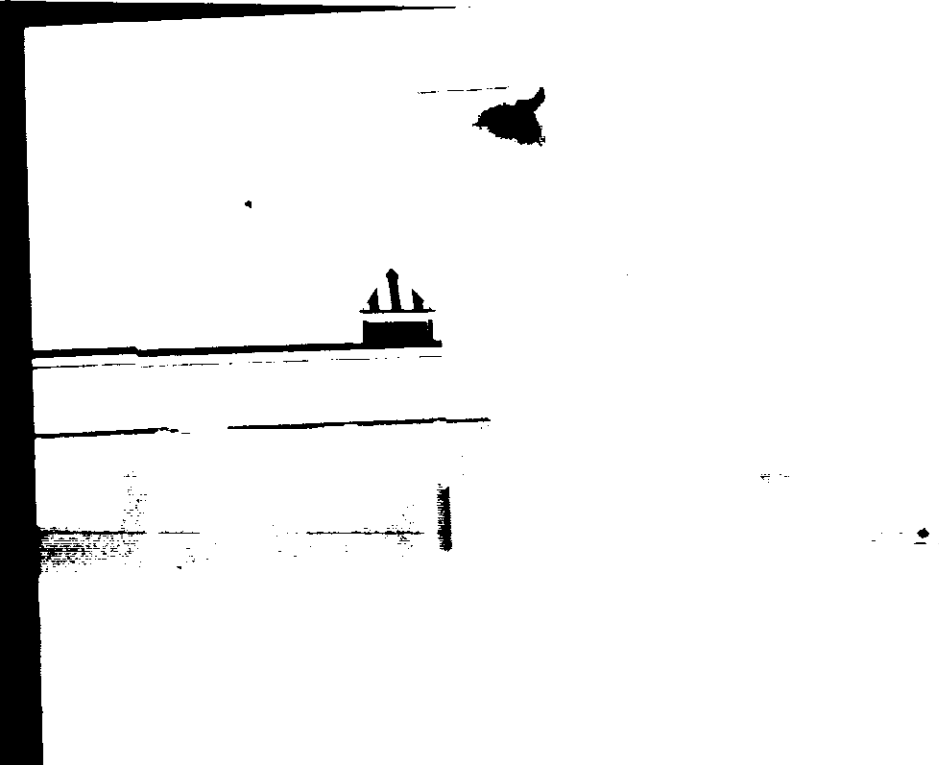
N. Main Center Sign
at Route 40 Entrance



O. Secondary Route 40
Sign



P. Loopers Lounge cut out of
frontage



Q. KFC at Route 40 Entrance

EXHIBIT "E-1"
PYLON SIGN
(4) 18'
NEW FACES
DIVIDE TO ACCEPT 2 TENANT FACES.

PIKE PARK PLAZA
THE SPORTS
AUTHORITY

Budget
Car and
Truck rental

REPAINT EXISTING STRUCTURE
AND TENANT BOXES

APPROX. 6'X18' TENANT
FACE FROM 3/16" ACRYLIC OR
EXPOSED MATERIAL ILLUMINATION
FROM FLOURESCENT TUBES.
GRAPHICS FROM APPLIED
HIGH PERFORMANCE VINYL
PER CUSTOMERS SUPPLIED LOGO.

CONCEPTUAL REFURBISHMENT OF EXISTING PRIMARY PYLON
PIKE PARK PLAZA

PRISONER'S
EXHIBIT 5

their hair while on vacation plunged an
entire French hotel into darkness.
On May 1, the Blankmans will cele-
brate the 10th anniversary of Passenger
Stop's success in the Courtyard Shops at
Dulany Plaza, 740 Dulany Valley Road,
Towson.

This spring, space in the shopping cen-
ter is to be doubled then tripled to allow
Record and Tape Traders and Passenger
Stop to now more comfortably want-
for the store to browse the voluminous
book section, practice wrinkle-free pack-
ing techniques, and wheel around the lat-

"Oh, no, I hate to travel," was the cus-
tomer's reply. "But I love to read, and
wherever I read about a place, I like to
have a map of it."
In the book section, guides to France
occupy several shelves. There are many
seeking architectural treasures, seminars,
stealing steps.
For those who prefer domestic travel,
there are many day-trip guides, guides for
cycling and nature lovers, and guides to
traveling with children and pets. Travel
videos are available for rental or purchase,
as well as foreign language cassette tapes.



Pike Park Plaza gets facelift

BY BARBARA GUARDINO

Pike Park Plaza is buzzing these days
with the sound of construction workers
and heavy machinery.
The new 600,000-sq-ft shopping center is
receiving more than just a facelift—it is
being brought back to life with a Sports
Authority, a Super Sporting Goods retail store, and
Discovery Zone, a children's fun and fit-
ness center.

The Plaza, built 30 years ago in the
600 block of Route 40 West, is receiving
a major facelift that includes upgrading
the structure, adding new exterior lighting
and new signage, replacing the roof and
cleaning the exterior of the building, and
refinishing the roof. The parking lot was
also repaved and repaved for 7.5 spaces.

Maureen Kenecy, property manager of
Lutherville firm Maryland Financial
Services, said the project is right on
schedule. Sports Authority, which will
occupy 200,000 square feet, will open about
May 12 in the former Epstein's site. Dis-
covery Zone's opening is tentatively
scheduled for May 24.

Since Maryland Financial Services
took over management of the plaza a year
and a half ago, the company has agree-
dly sought to revitalize it, Kenecy said.
The end of May 11 of the 12 spaces
will be filled.

For the interior of the empty rooms have
been gutted and extensive redecking is
under way, Kenecy said. An approximate
cost for the renovation project was
available.

The project will undergo a zoning hear-
ing May 3 to remove special exceptions.

Pat into place at various times to permit
businesses that are no longer located
there. A potential occupant for the 12th
space will also require a zoning hearing.
The Discovery Zone was granted a spe-
cial zoning exception in March because it
was technically listed as an arcade in the
Baltimore County zoning regulations.

The Sports Authority, headquartered in
Florida, will offer an inventory of "every-
thing imaginable in the sporting world"
from clothing to sports equipment and
supplies, Kenecy said.

Discovery Zone, which will cover
19,000 square feet, will provide a "secure
play environment" for children up to age

12, said Jacqui Breth, area marketing
manager in Wyndmoor, Pa.
The center features vinyl play equip-
ment, slides, tunnels and giant air-filled
mattresses. The Chicago-based company,
Owens Mills and Golden Ring earlier this
year, Breth said.

The shopping center's attorney, New-
ton Williams, looks forward to its success.
"It's an excellent location," said
Williams, who grew up in Catonsville.
"I've seen a lot of changes over the years.
West is going to mean new stability" in
the area.

Construction is evident as the Pike Park Plaza shopping center undergoes a major renovation. New businesses that will open in the center in the near future include a Sports Authority and a Discovery Zone.

PEOPLE IN BUSINESS

John named
Acme Paper & Supply Co. Inc. of
Savage has named Gary Jobe as its
regional sales manager for the Washing-
ton, D. C. and Virginia region. Jobe,
a 20-year veteran of the paper distribution
industry, is a graduate of Catonsville
College.

He lives with his wife, Lois, and their
three daughters, Jennifer, Shannon,
and Mylinda, in Towson.

Printing prize
E. John Schmitz & Sons Inc. of
Sparks captured top honors at the 1994
Print Quality competition sponsored by
Printing Industries of Maryland.

Schmitz, leading the field with a total
of 26 awards, won the Grand Q. Best of
Show for the printing of an annual report
designed by Nebel Design for First
Maryland Bancorp.

Paul B. Schmitz, executive vice
president, accepted the award on behalf
of the company.

Sparks State Bank
Tammy Cranston and Patricia
Green have been named assistant branch
managers for Sparks State Bank's
Hertford and Sparks branches, respec-
tively. Cranston is a five-year veteran of
the bank and Green, who has been in the
banking industry for nine years, joined

Sparks State Bank in November of
1993.
At the Sparks State Bank's stock-
holders meeting in March, the bank's
titles for three board members. They
include Charles E. Esser, whose title
changes from chairman to president;
Richard F. Prier, from vice president
to vice chairman; and Bradley G.
Moore from chief executive officer to
president, chief executive officer.

Kettering retires
Harvey E. Kettering II of Phoenix
has announced his retirement as presi-
dent and chief executive officer of The

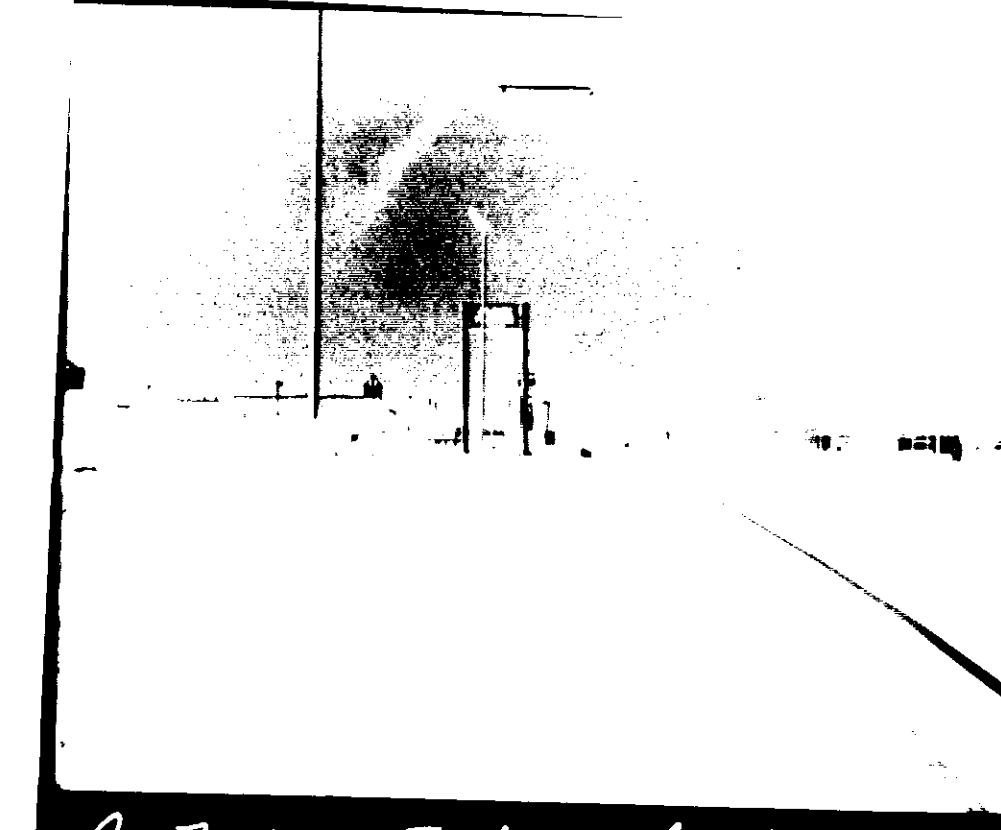
Baltimore Goodwill Industries Inc.
after 40 years of service. He has the
longest tenure of executive service
out North America.

He is the recipient of several awards
including the United Way Management
of Distinction Award, a Rotary Inter-
national Paul Harris Fellowship, a Mary-
land Rehabilitation Association Admin-
istrative Award, and all three major
awards bestowed by Goodwill Industries
of the National Rehabilitation Associa-
tion, Maryland Works, the American Society
of Association Executives, the Baltimore
County Commission on Disabilities, and

the Goodwill Industries International Ex-
ecutive Council.
Tertep a partner
Susan Tertep has been named a part-
ner with the Towson-based law firm,
Azrael, Gann & Franz. She is a mem-
ber of the American Bar Association and the Mary-
land State Bar Association. She also
serves as a board member of the Towson
YMCA and a founding board member of
the Northern Baltimore County section
of Parent Action.

Tertep is a graduate of the Marshall
White School of Law at the College of
William and Mary. She is a resident of
Glen Arm.

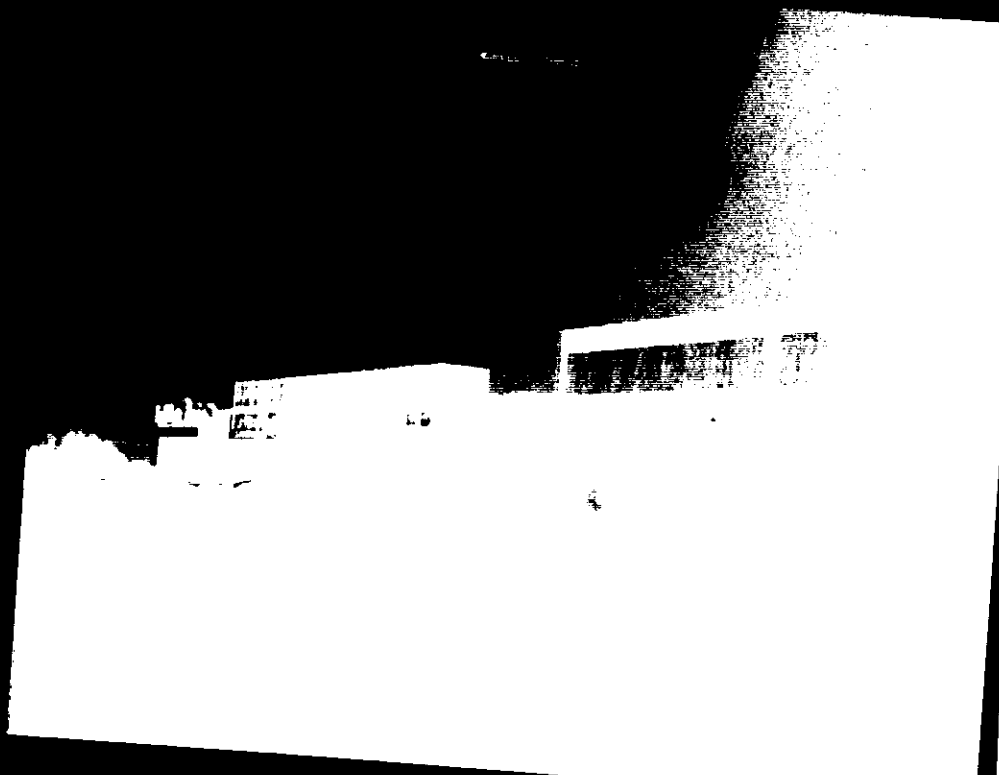
*Jeffersonian
week of 4/23/94*



A. Looking E. toward N.
Rolling Rd. on Route 40
West.



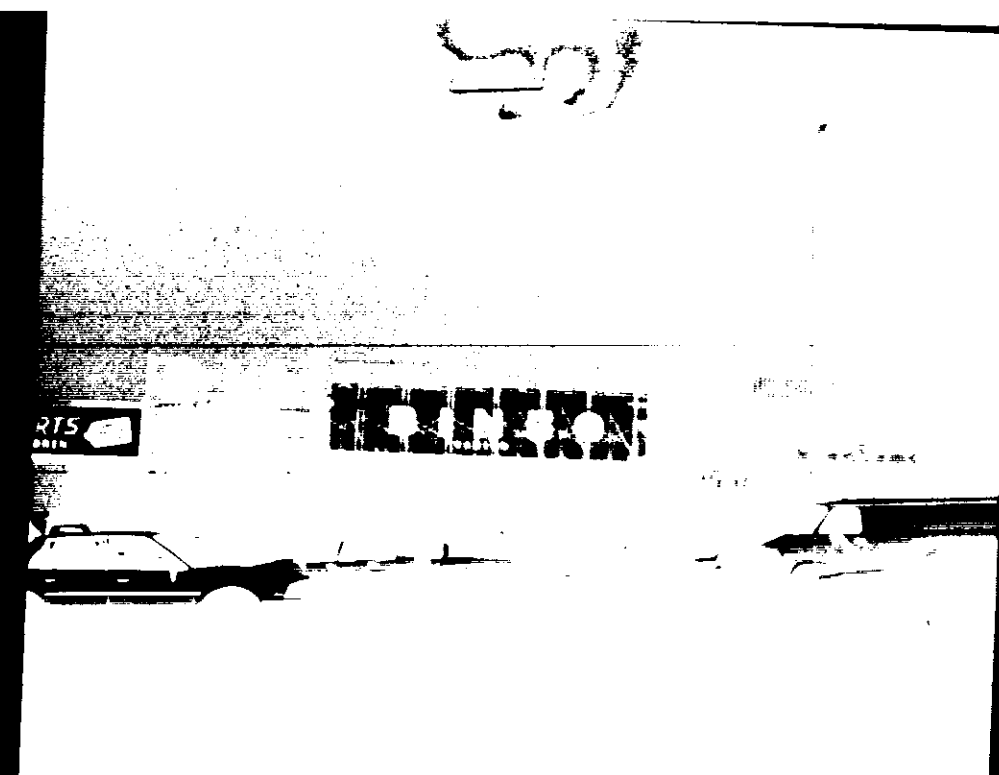
B.
Present, Channelized
Entrance, looking
toward 40 West.



C. Facade work on Sports
Authority and Discovery
Zone.



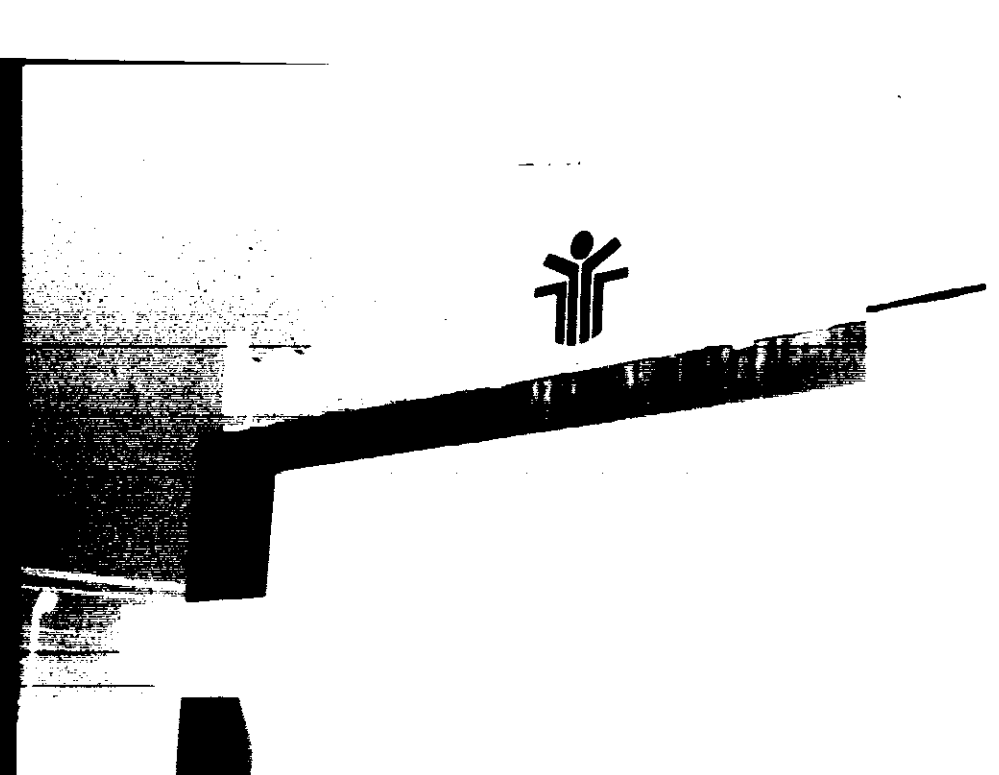
D. Sports Authority Upgrade.



E. Discovery Zone Upgrade.



F. West end of Center.



G. Health Club - West
anchor.

IN RE: PETITION FOR SPECIAL HEARING
 NE/Corner Baltimore National Pike and Nuwood Drive
 (6500 Baltimore National Pike)
 1st Election District
 1st Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 94-375-SPH

Norman Epstein, et al
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for the subject property known as 6500 Baltimore National Pike, located in the Westler area of Catonsville in western Baltimore County. The Petition was filed by the owners of the property, Norman and Reba Epstein, Jerome Siegel and Myra Shafel, and the Contract Purchaser/Lessee, MFR Realty, Inc. and Pike Park Assoc. Ltd. Partnership, by Richard Rotner, President/Partner, through their attorney, Newton A. Williams, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case Nos. 65-152-R and 83-272-XA to the extent of any conflict with that proposed herein; and to remove Conditions 1 through 10, inclusive, of Case No. 83-272-XA as not applicable to the use proposed and parking variance requirements. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Maureen Kenealy, Managing Agent for Pike Park Plaza, Jean Tansey, Licensed Landscape Architect with Daft-McCune-Walker, Inc., and Newton A. Williams, Esquire. There were no Protestants present.

Testimony revealed that the subject property consists of a gross area of 11.94 acres, more or less, split zoned B.R. and B.R.-A.S. The

property is the site of a neighborhood shopping center known as Pike Park Plaza which has existed on the property since the early 1960s. The Petitioners are in the process of modernizing the facility, making it more aesthetically pleasing, and bringing in higher quality tenants. Ms. Maureen Kenealy testified on behalf of the Petitioners that they are currently adding new tenants, such as the Sports Authority which will operate within 53,000 sq.ft. of the existing facility, the Discovery Zone, which caters to children 12 and under, and the Country Buffet, a family-oriented restaurant. She testified that the proposed improvements will be a complete restoration of the existing shopping center and will be a benefit to the community as a whole by virtue of the new tenants. In addition, the parking lot will be resurfaced and restriped to permit more parking than that previously provided.

Further testimony revealed that there currently exists, pursuant to Case No. 83-272-XA, ten restrictions on the use of the shopping center. Those restrictions were specifically designed for a then proposed Chuckie Cheese restaurant which was intended to occupy space in the shopping center back in the mid-1980s. However, that tenant never occupied the site and there are no future plans for a Chuckie Cheese to locate on this property. Therefore, the Petitioners request the removal of those restrictions which were originally imposed upon the property's use by Chuckie Cheese.

Ms. Jean Tansey testified as to the proposed improvements to the site. She testified that there are major renovations planned for this property to improve its aesthetic appearance and provide greater services to the community by virtue of the new, higher quality tenants locating therein. She testified that in addition to the new tenants, the Petitioners must update the previously approved site plans to reflect the proposed

improvements. Ms. Tansey testified that the new tenants will not overburden existing parking provisions and that as a result of the proposed reconfiguration of the parking lot, additional spaces will be provided.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. In the opinion of this Deputy Zoning Commissioner, the proposed amendments to the previously approved site plan to the extent that they do not conflict with same is appropriate in this instance. Furthermore, it appears that the removal of Conditions 1 through 10 of Case No. 83-272-XA should be granted, inasmuch as those restrictions are no longer applicable to the site. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of June, 1994 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case Nos. 65-152-R and 83-272-XA to the extent that the proposed amendments do not conflict with that previously approved; and the removal of Conditions 1 through 10, inclusive, of Case No. 83-272-XA are not applicable to the use proposed and parking variance requirements, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

- 2) Landscaping of the subject site shall be in accordance with the landscape plan prepared by Daft-McCune-Walker, Inc., Printed June 16, 1994, and marked as Exhibit A.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

June 16, 1994 (410) 887-4386

Newton A. Williams, Esquire
 Nolan, Plunhoff & Williams
 210 N. Pennsylvania Avenue, Suite 700
 Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
 NE/Corner Baltimore National Pike and Nuwood Drive
 (6500 Baltimore National Pike)
 1st Election District - 1st Councilmanic District
 Norman Epstein, et al - Petitioners
 Case No. 94-375-SPH

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

cc: Ms. Maureen Kenealy, Maryland Financial Investments
 c/o 1313 York Road, Lutherville, Md. 21093

People's Counsel
 File

Petition for Special Hearing
 to the Zoning Commissioner of Baltimore County
 for the property located at Pike Park Plaza, 6500 Baltimore National Pike
 which is presently zoned B.R.

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment of cases no. 65-152R and 83-272-XA, to the extent of any conflict with the attached, improved Site Plan; and to remove Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Case No. 83-272-XA, not applicable to these proposed uses and parking variance requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of 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.

Who do I submit to and, under the purview of order, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
 Norman Epstein, Reba Epstein
 Jerome Siegel, Myra Shafel
 Anna Siegel, Myra Shafel
 1313 York Road, Lutherville, Maryland 21093

Contract Purchaser/Lessee:
 MFR Realty, Inc.
 Pike Park Associates Ltd. Partnership
 Richard Rotner, President/Partner
 1313 York Road, Lutherville, Maryland 21093

Attorney for Petitioner:
 Newton A. Williams, Esquire
 Nolan, Plunhoff & Williams, Chtd.
 700 Court Towers
 210 N. Pennsylvania Ave., Towson, Maryland 21204

Address and phone number of legal owner, contract purchaser or representative to be contacted:
 Newton A. Williams
 700 Court Towers
 210 N. Pennsylvania Ave., Towson, Maryland 21204

ESTIMATED LENGTH OF HEARING: _____ minutes for hearing.
 The following date: _____ Next Two Months
 ALL OTHER _____
 REVENUE BY: R/T DATE: 3-22-94
 ITEM # 358

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

Description 94-375-SPH
 to Accompany Petition for Special Hearing
 Pike Park Plaza
 First Election District, Baltimore County, Maryland

Beginning for the same on the north right-of-way line of the Baltimore National Pike (U.S. Route 40), 150 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of the Baltimore National Pike with the centerline of Nuwood Drive, 70 feet wide, (1) North 19 degrees 01 minute 07 seconds East 75 feet, more or less, and thence (2) Southeasterly 48 feet, more or less, to the point of beginning, thence leaving said point of beginning and said north right-of-way line of the Baltimore National Pike and running (1) North 23 degrees 49 minutes 00 seconds West 20.33 feet to the east side of said Nuwood Drive, thence running and binding thereon (2) North 19 degrees 01 minutes 07 seconds East 499.93 feet, thence (3) North 64 degrees 31 minutes 04 seconds East 21.40 feet to the south side of Powers Lane, thence running and binding thereon (4) South 69 degrees 58 minutes 59 seconds East 933.84 feet, thence leaving said south side of Powers Lane and running the three following courses and distances, viz: (5) South 20 degrees 04 minutes 00 seconds West 381.55 feet, thence (6) North 69 degrees 58 minutes 59 seconds West 190.44 feet, and thence (7) South 18 degrees 33 minutes 21 seconds West 153.87 feet to intersect the aforesaid right-of-way line of the Baltimore National Pike, thence running and binding thereon the two following courses and distances, viz: (8) North 71 degrees 42 minutes 46 seconds West 89.63 feet to a point of curvature and, thence (9) Northwesterly by a line curving to the right with a

DMW
 Daft-McCune-Walker, Inc.
 300 East Thimbleton Avenue
 Towson, Maryland 21286
 410 296 3333
 Fax 296 4795

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

Page 1 of 2 ITEM # 358

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

radius of 7564.44 feet for a distance of 522.01 feet (the arc of said curve being subtended by a chord bearing North 69 degrees 44 minutes 09 seconds West 521.91 feet), thence leaving the Baltimore National Pike and running the three following courses and distances, viz: (10) North 22 degrees 38 minutes 52 seconds East 138.95 feet, thence (11) North 69 degrees 23 minutes 31 seconds West 96.02 feet, and thence (12) South 22 degrees 38 minutes 52 seconds West 135.61 feet to again intersect the right-of-way line of the Baltimore National Pike, thence running and binding thereon (13) Northwesterly by a line curving to the right with a radius of 7564.44 feet for a distance of 31.87 feet (the arc of said curve being subtended by a chord bearing North 66 degrees 54 minutes 41 seconds West 31.87 feet) to the point of beginning; containing 10.68 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 21, 1994
 Project No. 93083 (L93083)

94-375-SPH

Page 2 of 2 ITEM # 358

ORDER RECEIVED FOR FILING
 Date 6/16/94
 By [Signature]

