

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 Eastpoint Center, fka Eastern
 Center Shopping Center * ZONING COMMISSIONER
 7930 Eastern Boulevard
 15th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District
 Legal Owner: Baltgem Develop- * Case No. 95-100-A
 ment Corp., et al
 Lessee: RC Theatres Manage- *
 ment Corp., Petitioners
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property known as the Eastpoint Center, (fka East-ern Center Shopping Center) located at 7930 Eastern Boulevard in the Eastpoint section of Baltimore County. Variance relief is requested from Section 409.6.A. of the Baltimore County Zoning Regulations (BCZR) to allow 1238 parking spaces in lieu of the required 1400 parking spaces; from Sections 255.1 and 238.2 for a rear yard setback of 21 ft. in lieu of the required 30 ft.; and from Section 413.2.(E) for a shopping center identification sign with 199.5 sq. ft. per side in lieu of the maximum allowable 150 sq. ft. per side. Also requested is special hearing relief to amend the previous zoning Orders for this property, consistent with the relief requested herein.

Appearing at the requisite public hearing held for this case was Scott R. Cohen, Vice President of RC Theatres Management Corporation, Lessee/co Petitioner. The Petition was jointly filed by that corporation and the property owners which are a series of corporations associated with the Antonoff Family Trust Partnership. Also appearing was Mickey Corneli-us, Traffic Expert, William Monk, Land Consultant and Steve Bortz from Arundel Signs, Inc. The Petitioners were represented by Robert A. Hoff-man, Esquire.

ORDER RECEIVED FOR FILING
 Date 10/30/90
 By [Signature]

MICROFILMED

Testimony and evidence presented was that the subject site is approximately 850,000 sq. ft. in gross area and is split zoned B.M.-C.S.A. and M.L.-I.M. The property is now, and has for many years, been used as a shopping center. Presently, the site is occupied by a JoAnn Fabrics Store, a Revco Drugstore, a Metro Food Store, a Franks Nursery and Craft and a freestanding building which contains a Horn and Horn Restaurant. A large portion of the site is presently vacant and is proposed to be converted to a movie theatre, to be operated by the co-Petitioner, RC Theatres Management Corporation.

As shown on the photographs and site plan, a large parking lot containing 1238 parking spaces is present to serve the merchants and offices which are on site. Moreover, the property fronts Eastern Avenue/Boulevard and vehicular access is also provided from Rolling Mill Road on the west side of the property. The property is located not far from the Eastpoint Mall, a well known landmark in this area.

As noted above, a significantly sized portion of the site is being reconverted to house the RC Theatres. Ten separate screens are proposed. In this regard, Mr. Cohen testified that RC Theatres is the twenty-fifth largest company of its type in the country. He noted that there is a dearth of movie theatres in this area. The closest theatres are in the Golden Ring Mall and he proposes to market the proposed theatres on the subject property to those who live in the Middle River, Sparrows Point, Dundalk and Essex communities. Nine theatres will be installed within the existing framework of the shopping center building. A tenth screen will be installed by way of the construction of an addition to the rear. The size of this addition is 7475 sq. ft. Mr. Cohen noted that the large tenth screen will act as a magnet for patrons of the theatres. Specifically, he observed that the market trend in his industry is for multi

ORDER RECEIVED FOR FILING

Date

10/26/90

By

Mr. Horak

screen locations featuring one large screen on which to display blockbuster films. The addition is necessary to house the big screen which will be offered at this site.

As to the variances requested, the first relates to the number of parking spaces. In this regard, testimony was jointly offered by Mr. Monk and Mr. Cornelius that the site contains more than sufficient parking to handle anticipated volumes. It is to be noted that most of the traffic generated by the theatres will be in the evenings and particularly on Friday and Saturday nights. These hours are non-peak times for the other tenants of the buildings; specifically, the Metro Food Store and Franks Nursery. Moreover, testimony was offered that there has never been a parking problem associated with the operation of this shopping center and there is not room for additional spaces.

The second variance relates to the setback required from the proposed addition to the rear. In this regard, the addition will come within 21 ft. of the property line in lieu of the required 30 ft. It is to be particularly noted, in considering this request, that the adjoining use to the rear is the Eastern Stainless Steel Manufacturing Plant. Clearly, there will be no adverse affect by the construction of the addition. Moreover, this is the only feasible place for the addition to be added on to the shopping center structure. Construction in the front of the building would eliminate required parking and disrupt traffic flow.

The last variance requested relates to signage. A proposed signage was shown on Petitioners' Exhibit No. 3. Additional area for the sign is necessary to display the attractions being shown at the movie theatres. The sign, which is proposed, appears to be appropriate when given the use and size of the subject property.

RECEIVED 10/26/94

ORDER RECEIVED FOR FILING

Date

10/26/94

By

M. J. Goveak

In my view, all of the variances should be granted. I am satisfied that the co-Petitioner has proven those elements required by Section 307 of the BCZR in order for variances to be granted. There is no indication that a grant of the variance will be harmful to the surrounding locale.

Lastly, a comment is in order about the Zoning Plans Advisory Committee comments made in this case. Both the Office of Planning and Zoning and Developers Engineering Office request that additional landscaping be installed to upgrade the visual appearance of this property. I am appreciative of this comment and also the fact that the Petition is filed by a tenant of the property and that the expense for all improvements to be made must be borne by it. In this regard, a proposed landscape plan was presented at the hearing. It was noted that landscaping presently exist on the frontage of the property along Eastern Avenue. This will be maintained as well as the addition of shrubs near the site entrance. The main focus of the co-Petitioner's proposed landscaping is the installation of trees on the portion of the property facing Rolling Mill Road. This appears entirely appropriate in that these trees will provide screening to the D.R. zoned property adjacent to that side of the Center. That is, landscaping efforts should surely be geared towards buffering the nearest residences from this site. In my view, incorporation of the landscaping plan, as submitted would be appropriate. Moreover, the co-Petitioner also noted that the utility easement running through the property was acknowledged and will be shown on the plan. This will not be affected by the proposed addition and the variance relief.

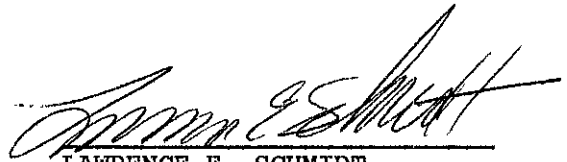
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of October, 1994 that a variance from Section 409.6.A. of the Baltimore County Zoning Regulations (BCZR) to allow 1238 parking spaces in lieu of the required 1400 parking spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 255.1 and 238.2 for a rear yard setback of 21 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.(E) for a shopping center identification sign with 199.5 sq. ft. per side in lieu of the maximum allowable 150 sq. ft. per side, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at its 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 25, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 95-100-A
Petition for Variance
Property: 7930 Eastern Boulevard - Eastpoint Center
Baltgem Development Corp, et al, Legal Owners
RC Theatres Management Corp., Lessee
Petitioners

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mr. Scott R. Cohen
Mr. William Monk

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Eastpoint Center (formerly, Eastern Center Shopping Center) 7930 Eastern Boulevard

which is presently zoned BM-CSA/ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6(A) for 1,238 parking spaces in lieu of the required 1,400 parking spaces; Section 255.1 and 238.2 for a rear yard setback of 21' in lieu of the required 30'; and Section 413.2(E) for a shopping center identification sign with 199.5 sq. ft./side in lieu of the maximum allowable 150 sq. ft./side, and, to amend the previous zoning cases listed on the variance plat.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

RC Theatres Management Corporation

(Type or Print Name)

By:

Signature Scott Cohen

231 W. Cherry Hill Court

Address

Reisterstown, Maryland 21136

City

State

Zipcode

Attorney for Petitioner.

Robert A. Hoffman, Esquire

(Type or Print Name)

Signature Venable, Baetjer & Howard

210 Allegheny Avenue 494-6200

Address

Phone No

Towson, Maryland 21204

City

State

Zipcode

Legal Owner(s)

See Attached List

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman, Esquire

Name 210 Allegheny Avenue

Towson, Maryland 21204 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: SM

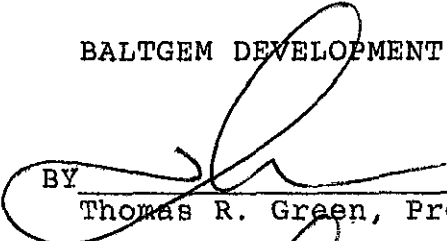
DATE

9-7-94

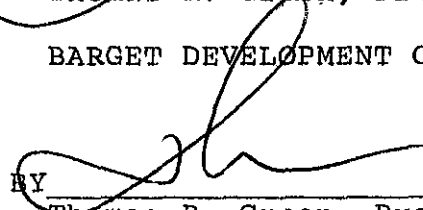
87

LEGAL OWNERS

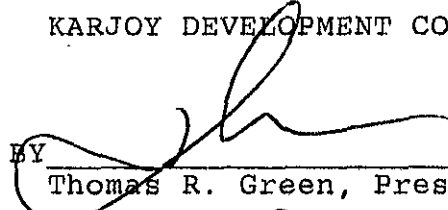
BALTGEM DEVELOPMENT CORPORATION

BY 
Thomas R. Green, President

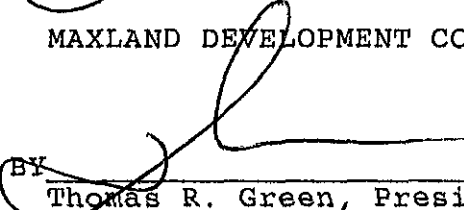
BARGET DEVELOPMENT CORPORATION

BY 
Thomas R. Green, President

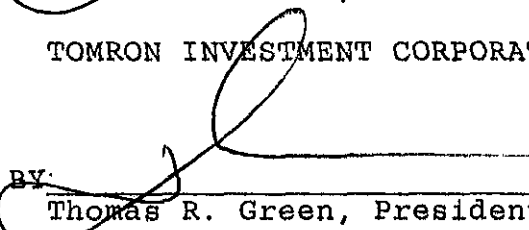
KARJOY DEVELOPMENT CORPORATION

BY 
Thomas R. Green, President

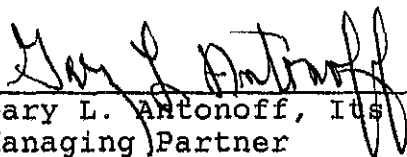
MAXLAND DEVELOPMENT CORPORATION

BY 
Thomas R. Green, President

TOMRON INVESTMENT CORPORATION

BY 
Thomas R. Green, President

ANTONOFF FAMILY TRUST PARTNERSHIP

BY 
Gary L. Antonoff, Its
Managing Partner

All c/o Thomas R. Green, Esquire
Suite 202
1830 Craig Park Court
St. Louis, Missouri 63146
Phone: 314-878-5999

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

DESCRIPTION FOR ZONING PETITION
EASTPOINT MOVIES CENTER
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the northwest side of Eastern Avenue, 65.3 feet wide at a point distant 429.91 feet northeasterly from the corner formed by the intersection of said northwest side of Eastern Avenue with the northeast side of Rolling Mill Road, 50 feet wide thence binding on Eastern Avenue:

(1) North 69° 43' 05" East 444.29 feet, thence leaving Eastern Avenue and running the three (3) following courses and distances:

(2) North 20° 16' 55" West 1179.21 feet;

(3) South 64° 56' 35" West 969.28 feet;

(4) South 64° 01' 25" West 67.86 feet to the northeast side of Rolling Mill Road, thence binding on Rolling Mill Road:

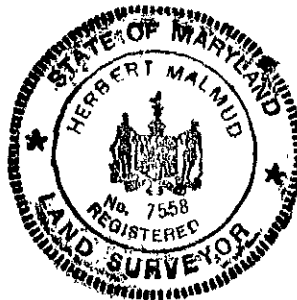
(5) South 25° 58' 35" East 569.44 feet, thence leaving Rolling Mill Road and running the two (2) following courses and distances:

(6) North 69° 43' 04" East 532.48 feet and

(7) South 20° 16' 55" East 525.16 feet to the place of beginning.

Containing 19.5 of an acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE



Herbert Malmud
Registered Land Surveyor
Maryland No 7558

August 31, 1994

FILE: EASTPTmoviesZon DESC 27

MICROFILMED

87

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

PB-100-A

District: *15th* Date of Posting: *9/30/94*

Posted for: *Variance*

Petitioner: *Baltimore Development Corp. et al & RL Theatre Mgr. Corp.*

Location of property: *7930 Eastern Blvd., Eastpointe, County*

Location of Signs: *Facing roadway on property being zoned*

Remarks: *Posted at entrance to County of Eastpointe*

Posted by: *W. H. H. H.* Date of return: *10/7/94*
Signature

Number of Signs: *1*



RECEIVED

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: #95-100-A
(Item 87)
7930 Eastern Boulevard
Eastpoint Center, 1/k/a
Eastern Center Shopping
Center
15th Election District
7th Councilmanic
Legal Owner(s):
Baltgem Development
Corporation, Barget De-
velopment Corporation,
Karjdy Development Cor-
poration, Maxland De-
velopment Corporation,
Tomton Investment Corpo-
ration, and Antonoff Family
Trust Partnership
Contract Purchaser(s):
RC Theatres Manage-
ment Corporation
Hearing: Monday,
October 17, 1994 at
10:00 a.m. in Rm. 118, Old
Courthouse.

Variance for 1,238 parking spaces in lieu of the required 1,400 parking spaces; for a rear yard setback of 21 feet in lieu of the required 30 feet; for a shopping center identification sign with 199.5 square feet/side in lieu of the maximum allowable 150 square feet/side; and to amend the previous zoning cases listed on the variance plat.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept. 30, 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 Sept. 29, 1994.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

~~Publication~~

WIC300-11.001.00



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-108-A

Account: R-001-6150

Number

87

Date

9.6.94

R.C. THEATRE ST LGT. CORP. 7930 EASTONE BLVD.

SCOUT RACIA DOG

020	-	Com. VAD.	250
080	-	2 SIC NGC	70

TOTAL

320

MICROFILMED

03A03H02B3ACCRCC

\$320.00

BA C011#25AM09-09-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

9/23/94

(410) 887-3353

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: 95-100-A (Item 87)

7930 Eastern Boulevard

Eastpoint Center, f/k/a Eastern Center Shopping Center

15th Election District - 7th Councilmanic

Legal Owner(s): Baltgem Development Corporation, Barget Development Corporation, Karjoy Development Corporation, Maxland Development Corporation, Tomron Investment Corporation, and Antonoff Family Trust Partnership

Contract Purchaser(s): RC Theatres Management Corporation

HEARING: MONDAY, OCTOBER 17, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Variance for 1,238 parking spaces in lieu of the required 1,400 parking spaces; for a rear yard setback of 21 feet in lieu of the required 30 feet; for a shopping center identification sign with 199.5 square feet/side in lieu of the maximum allowable 150 square feet/side; and to amend the previous zoning csaes listed on the variance plat.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert A. Hoffman, Esq.
Thomas R. Green, Esq.

NOTES: (1) ZONING 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

OCT. 05 1994

Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 87, Case No. 95-100A
Petitioner: RC Theatres Mgn.

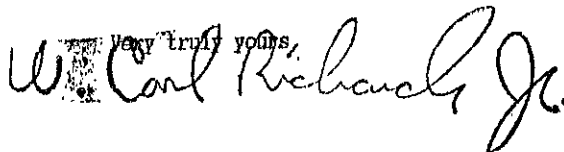
Dear Petitioner:

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 September 7, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby 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.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/27/94

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

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 09/26/94

Item No.: SEE BELOW

Zoning Agendas

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 plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 87, 89, 101 AND 104.

RECEIVED

SEP 27 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-11021

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-27-94

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

Re: Baltimore County
Item No.: +87 (JRA)

Dear Ms. Winiarski:

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,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

SEP. 28 1994

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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/27/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/26/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

87

101

102

LS:sp

LETTY2/DEPRM/TXTSBP

SEP. 28 1994

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 3, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 3, 1994
Item No. 87

The Developers Engineering Section has reviewed the subject zoning item. Show the existing 30-foot drainage and utility easement running through the site from Rolling Mill Road to the east property line of the site. Within this easement are a County 10-inch diameter sanitary sewer pipe and a 66-inch diameter storm drain pipe.

In addition, we recommend that a streetscape treatment be required along Eastern Avenue and Rolling Mill Road as a condition.

RWB:sw

OCT 04 1994

MICROFILMED

95-100A
10/17

BALTIMORE COUNTY, MARYLAND

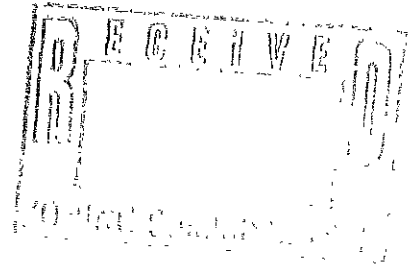
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: September 29, 1994

SUBJECT: 7930 Eastern Boulevard



INFORMATION:

Item Number: 87

Petitioner: RC Theatres Management Corporation

Property Size: _____

Zoning: B.M.-A.S. & M.L.-I.M.

Requested Action: _____

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and a site inspection of the property, staff supports the applicant's request provided that the following condition is met:

The applicant should meet with the County's landscape architect to ensure that provisions are made to provide additional landscape treatment along Eastern Avenue and Rolling Mill Road.

Prepared by: Jeffrey W. Loz

Division Chief: Carol L. Kins

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/27/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/26/94

Revised

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s:

87
100
101
102

LS:sp

LETTY2/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE	*	BEFORE THE
7930 Eastern Boulevard, Eastpoint	*	ZONING COMMISSIONER
Center, f/k/a Eastern Center Shop-	*	OF BALTIMORE COUNTY
ping Center, 15th Election Dist.,	*	
7th Councilmanic	*	
Baltgem Development Corp., et al.	*	CASE NO. 95-100-A
Petitioners		

* * * * *

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
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

95-100 A

7930 Eastern Blvd

- entrance off of Eastern ave -
- need in this area
- closest theatre are Golden King -
- this serves -

Middle River, Sparrows
Point, Rindale, Essex

NC Theatre is 25th largest in County

50,000 square foot theatre

addition to back of bldg.

9 theatres - 7475 sq. foot addition
is 10th theatre

big screen -
MICROFILMED

Se. Black Vaneer generates need
for addition big theatre

Eastern Staircases in rear -

parking variance -

399 spaces East at 2'00look

GEM Dept Store
Korel Kidder City/Catalogue Store

Now -
Dorset Theatre

Parking lot well under capacity -

Theatre & other uses

Proposed Signage - To replace
existing sign - same location

KFC not part of this site

Landscaping - (shall be)
this

MICROFILM

Add a note as to DPW commit

incorporate landscape plan

#87

THIS SHOULD HAVE BEEN
ON PREVIOUS WEEK'S
AGENDA — JRA GAVE
IT ITEM NUMBER AND
WAS HOLDING IT FOR
A CHECK.

Sophia
9/22/94

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT

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

LETTER OF TRANSMITTAL

DATE 5 DEC 94	OUR JOB NO.
FILE NO.	YOUR JOB NO. 95-100-A
ATTENTION	
RE: 7930 EASTERN AVE R/C THEATRES	

TO **Z.A.D.M**

"HAND DELIVERED"

111 W. CHESAPEAKE AVE
TOWSON MD 21204

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
2		BUILDING PERMIT PLANS (IV/ZONING CASE ORDER) REVISION DATE 11/29/94	
		TO BE PLACED IN ZONING FILE	

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☒ As requested ☐ Submit _____ copies for distribution
☒ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: **FILE**

SIGNED: **Sarah A Mayberry**

If enclosures are not as noted, kindly notify us at once.

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD
WASHINGTON, D. C.
MCLEAN, VA
ROCKVILLE, MD

210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 21285-5517

(410) 494-6200

FAX (410) 821-0147

RICHARD M. VENABLE (1839-1910)
EDWIN G. BAETJER (1868-1945)
CHARLES MCH. HOWARD (1870-1942)

9/9/94 4491-24
cg
ok
bs

September 9, 1994

WRITER'S DIRECT NUMBER IS
(410) 494-6262

ROBERT A. HOFFMAN

Arnold Jablon, Director
Office of Zoning Administration
and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: R/C Theatres - Eastpoint Movies 10 Project
ZADM Item No. 87
Request for Parking, Setback and Sign Variances

Dear Mr. Jablon:

On behalf of R/C Theatres, I am writing to request an expedited hearing date for the above-referenced project. R/C Theatres is seeking approval for parking setback and sign variances which will allow them to renovate existing space and construct a ten-screen cinema at the Eastpoint Center, formerly known as the Eastpoint Center Plaza. Without the requested parking variance, R/C will be limited to the previously-approved, but less desirable, nine-screen plan.

R/C Theatres is one of the biggest cinema companies in the United States and its proposed ten-screen cinema complex is a very welcome and beneficial redevelopment and renovation at this site. In fact, building permits were issued and construction began several weeks ago due to certain time deadlines and financial obligations which are involved with this project.

Simply put, the necessity for an expedited hearing is the result of the fact that construction for the project has already commenced. Accordingly, R/C cannot proceed under its current building plans and then switch to the ten-screen plan without incurring substantial additional costs which could well exceed \$50,000.

RECEIVED

SEP 9 1994

MICROFILMED

ZADM

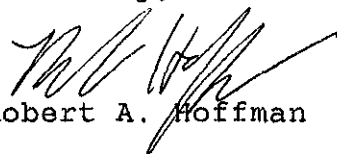
87

Arnold Jablon, Director
September 9, 1994
Page 2

Hence, your approval of an expedited hearing date is extremely important to R/C Theatres and would be most appreciated, as it will allow them to stay on schedule with regard to their time deadlines and financial obligations, without incurring unnecessary additional costs. Obviously, substantial financial obligations have already been incurred by R/C Theatres on a project of this magnitude.

Should you have any questions, please do not hesitate to give me a call.

Sincerely,



Robert A. Hoffman

RAH:tls

cc: Peter H. Swanson, Economic Dev't Comm.
Scott R. Cohen

JABLON37.GPW

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

Scott R. Cohen

Steve BORTZ

Bill Monk

Mickey CORNELIUS

210 Allegheny Ave 21204

231 W. Cherry Hill Ct 21136

ARUNDEL SIGNS, INC
P.O. BOX 6597 ANNAPOLIS, MD 21401

222 BOSLEY AVE
TOWSON, MD 21204

40 W. CHESAPEAKE AVE SUITE 600
TOWSON MD 21204



Printed with Soybean Ink
on Recycled Paper

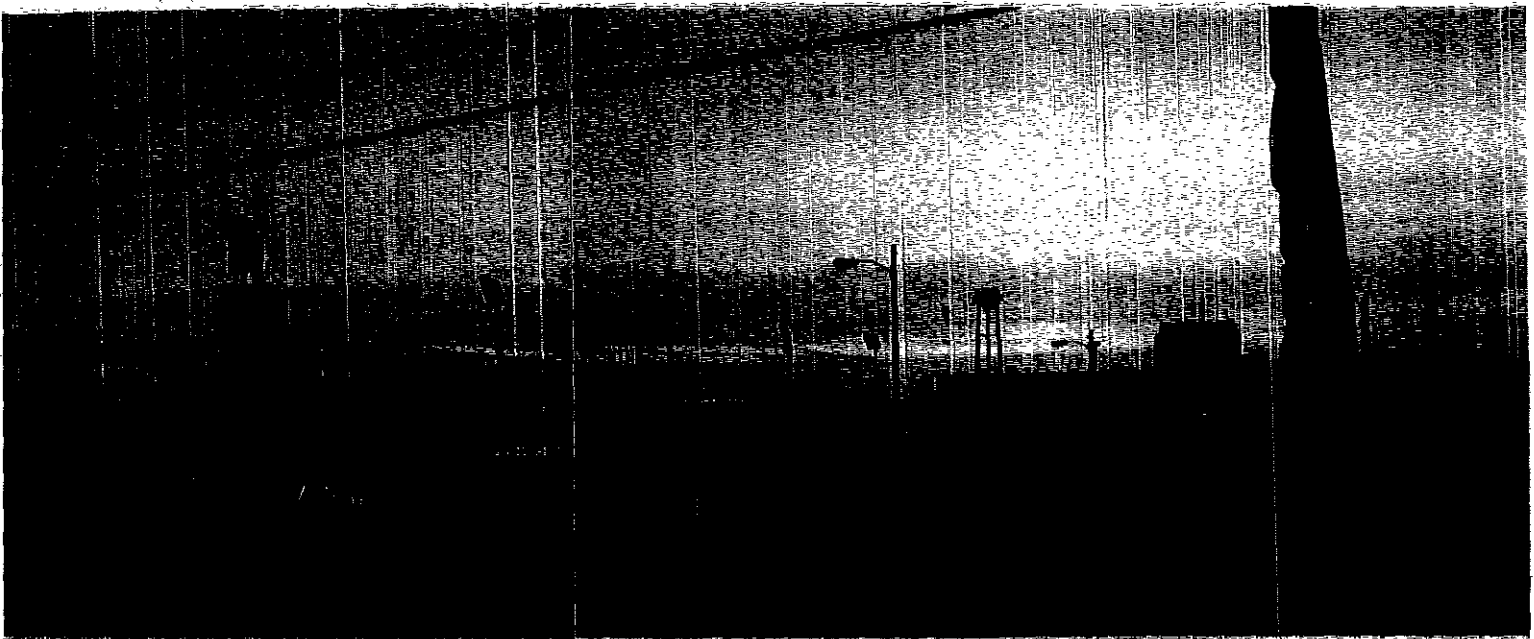
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WILLIAM MONK, INC.

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

LAND USE PLANNING • LANDSCAPE DESIGN

GRASSED AREA ADJACENT TO AUTOMOBILE DEALERSHIP



VIEW FROM EASTERN AVENUE

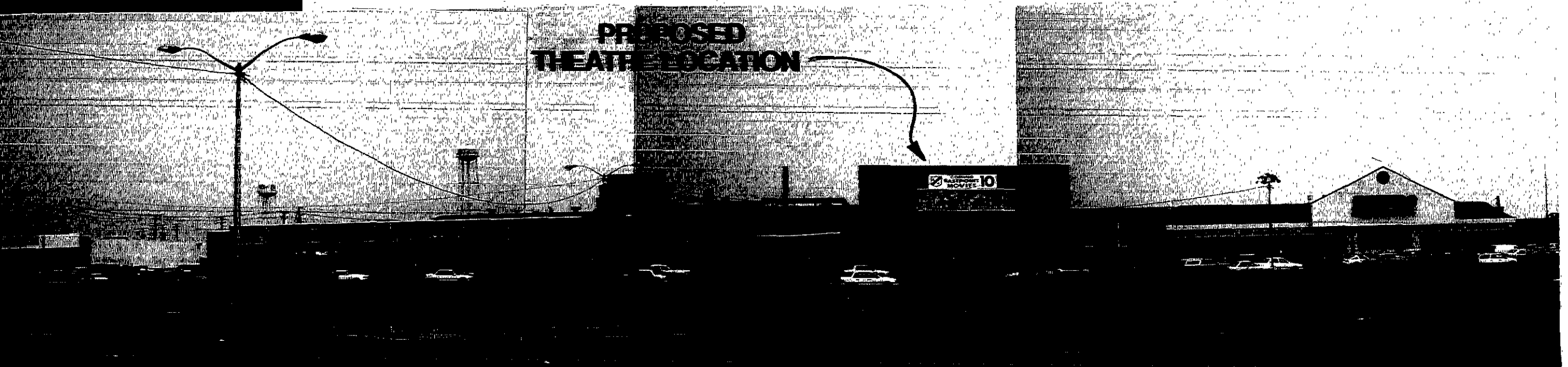
Bot
ZA

MICROFILMED

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9908



VIEW OF EXISTING STOREFRONTS

let
216

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FAX 410-494-9903

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FRONTAGE ALONG EASTERN AVENUE

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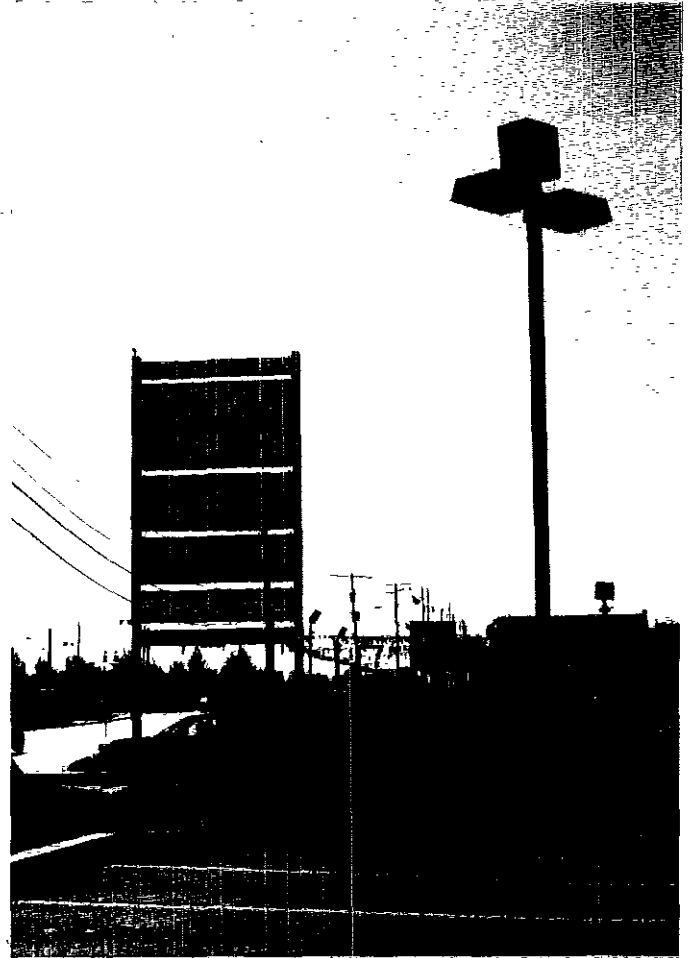
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EXISTING SHOPPING CENTER IDENTIFICATION SIGN



EXISTING SIGN AND RAISED CONCRETE MEDIAN

Rev

22

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PROPOSED LOCATION OF ADDITIONAL TENTH THEATRE



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FRONTAGE ALONG ROLLING MILL ROAD



VIEW LOOKING SOUTH



VIEW LOOKING NORTH

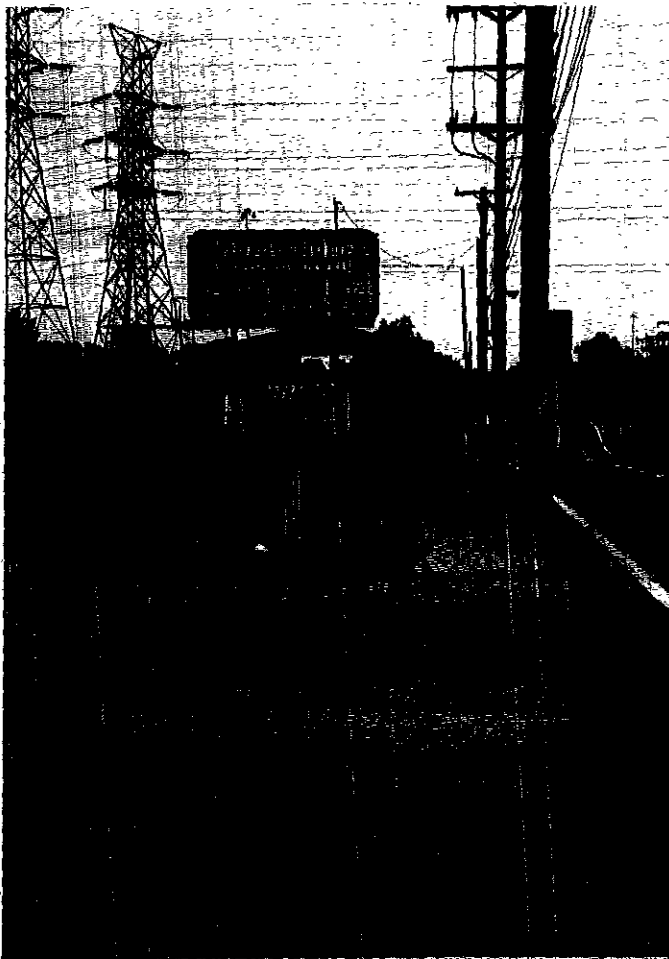
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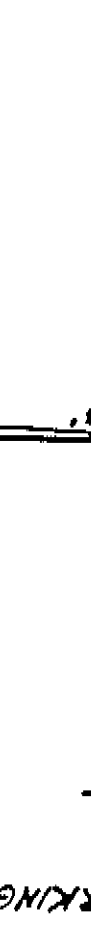
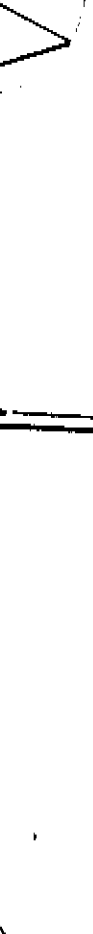
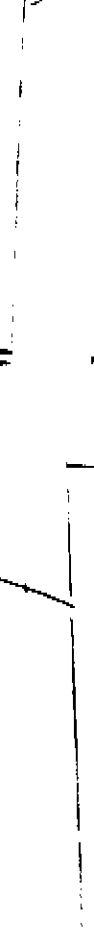
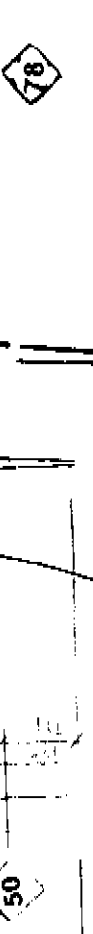
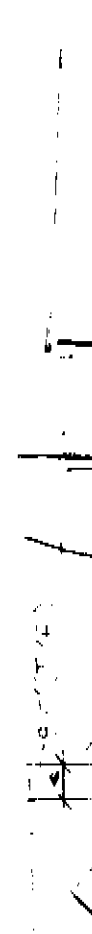
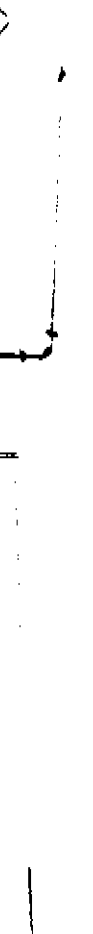
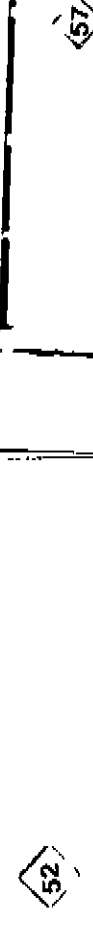
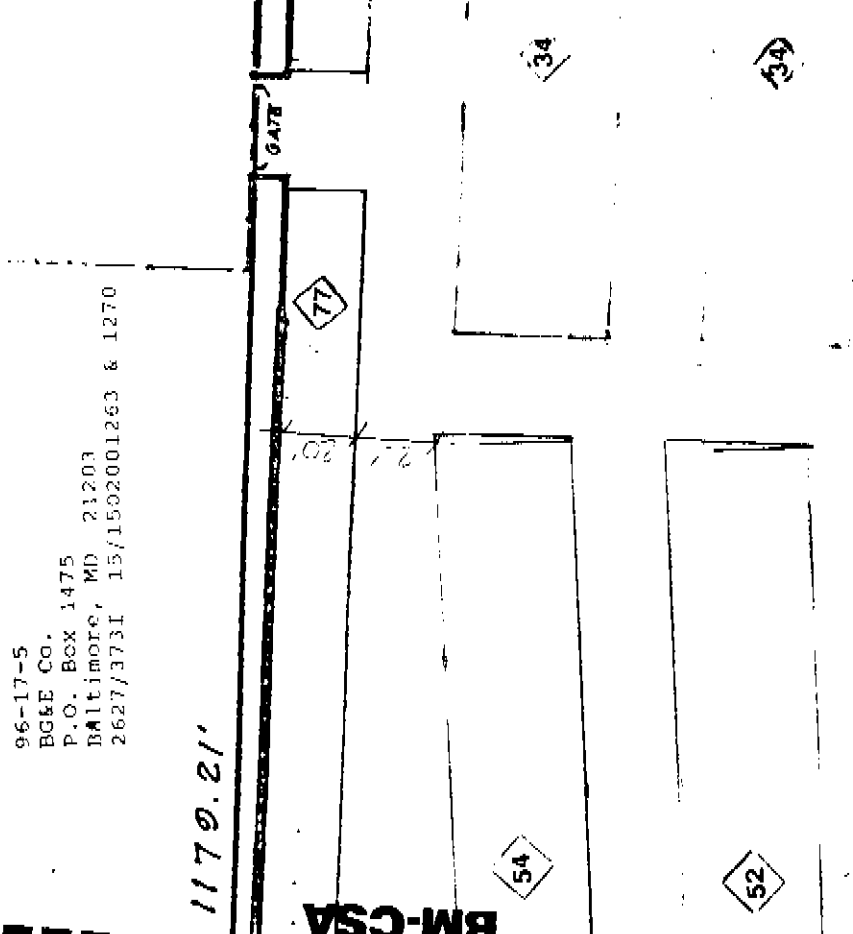
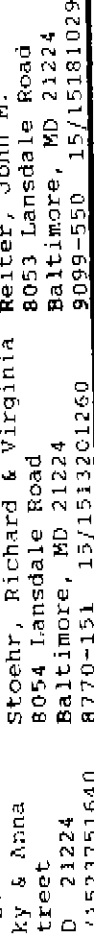
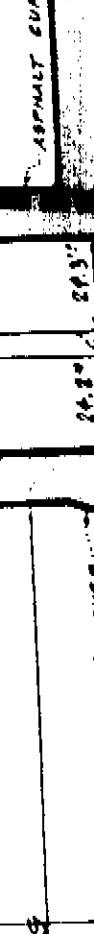
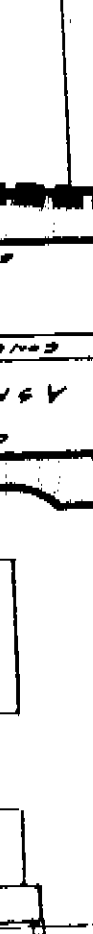
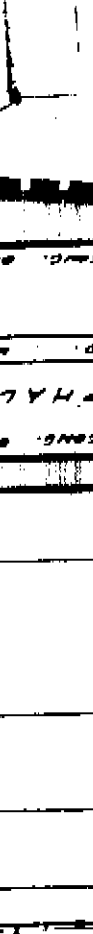
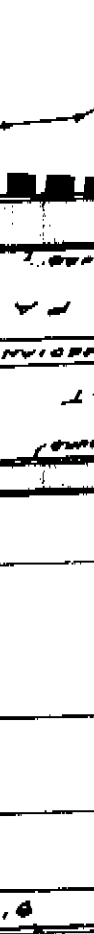
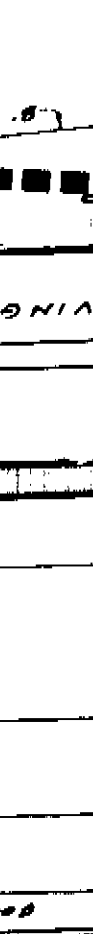
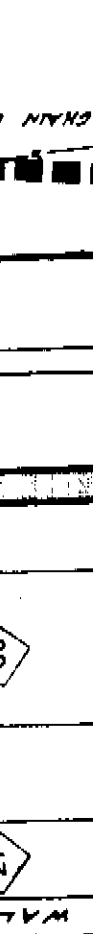
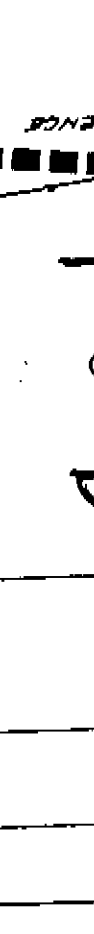
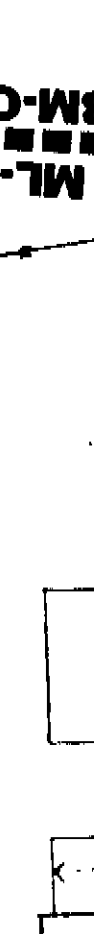
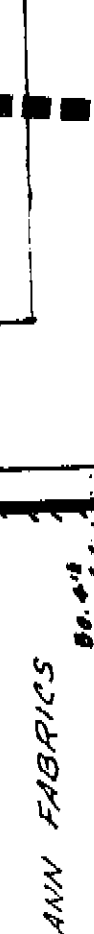
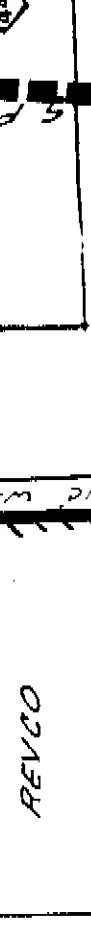
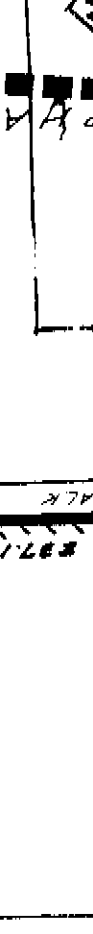
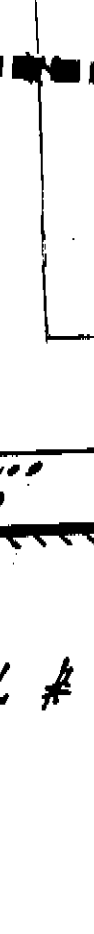
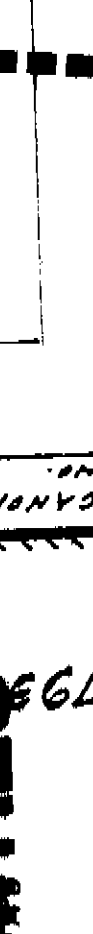
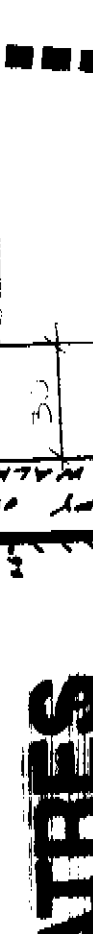
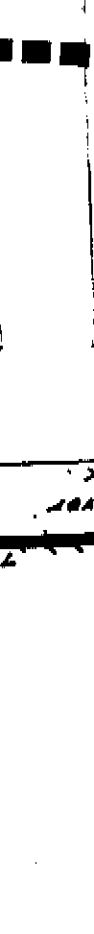
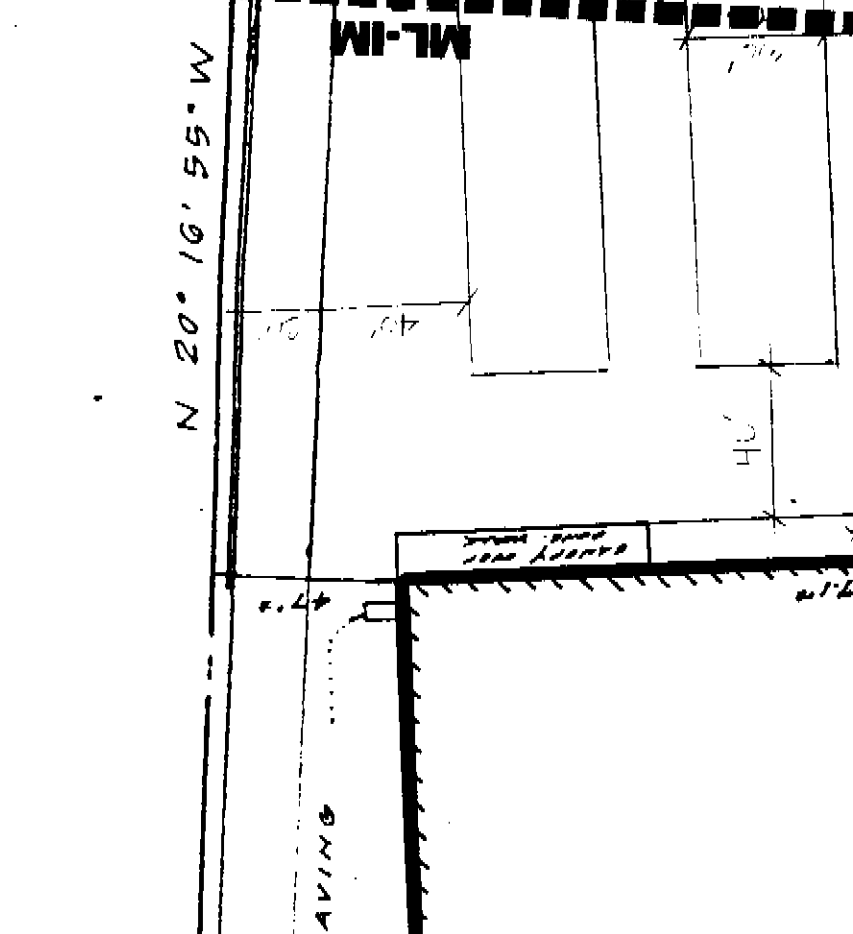
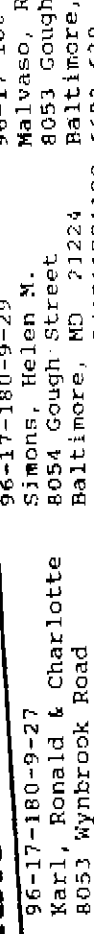
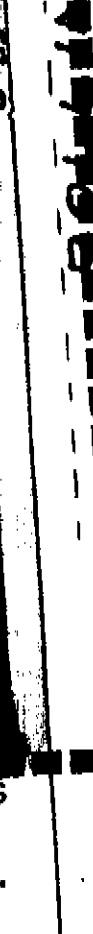
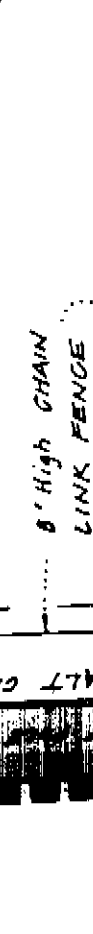
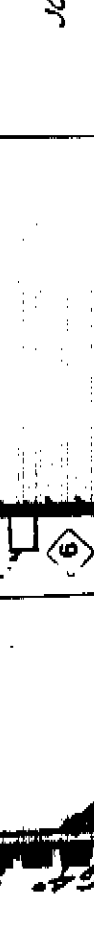
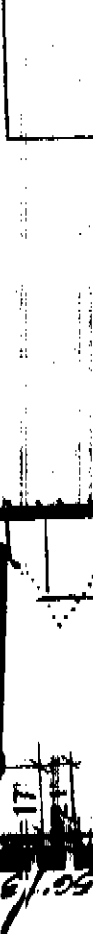
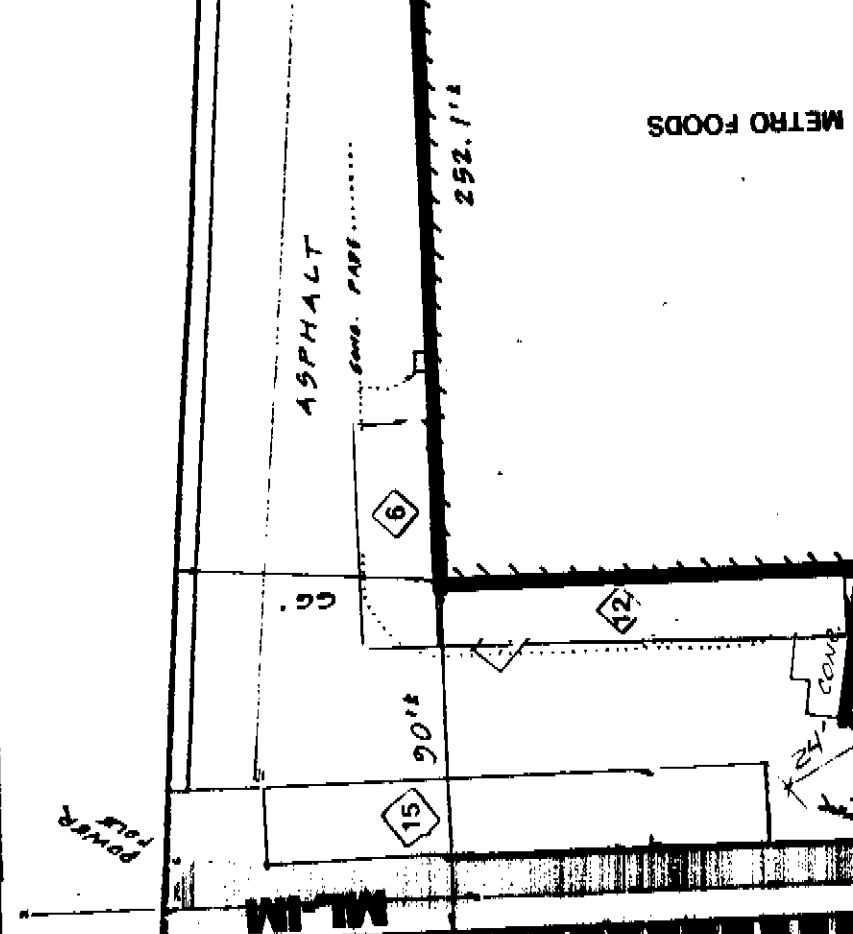
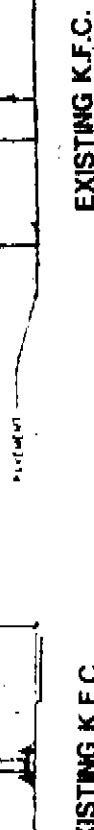
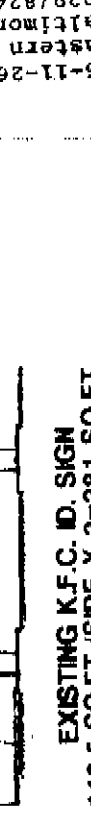
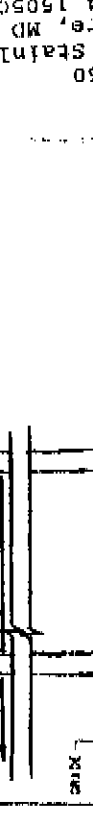
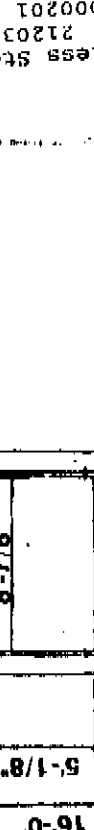
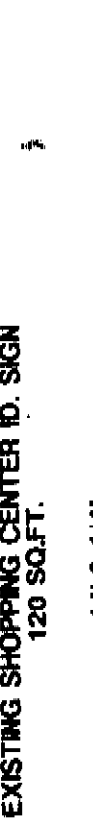
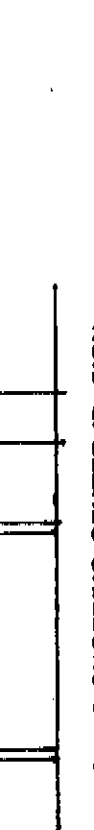
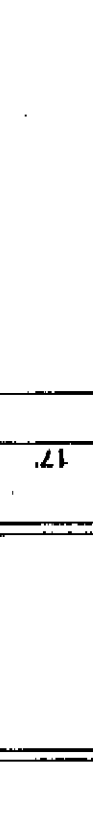
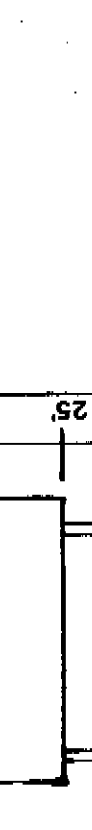
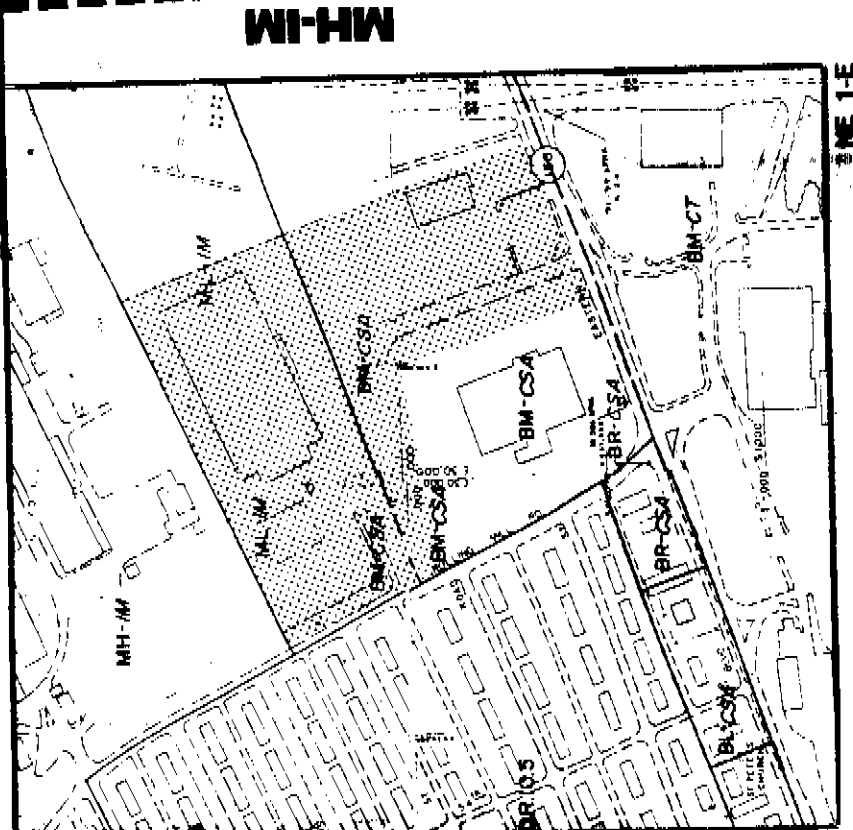
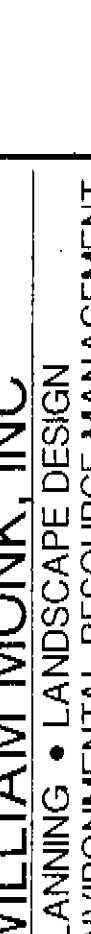
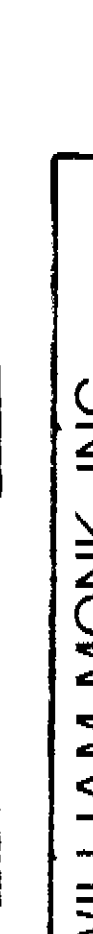
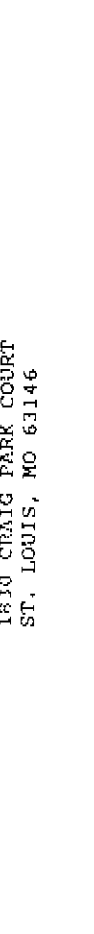
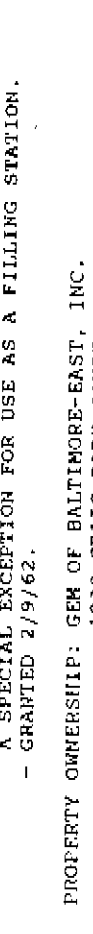
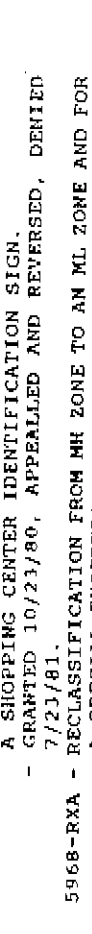
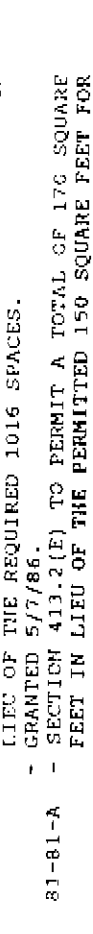
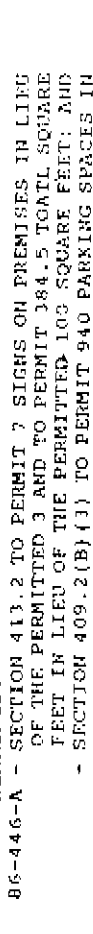
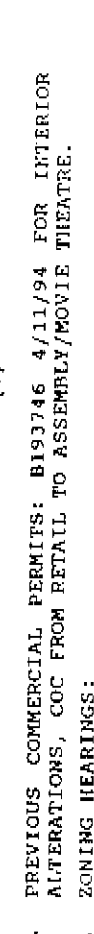
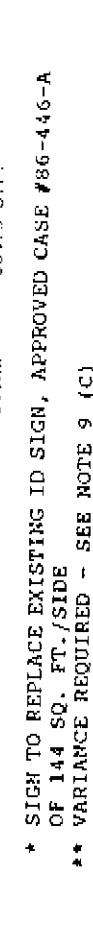
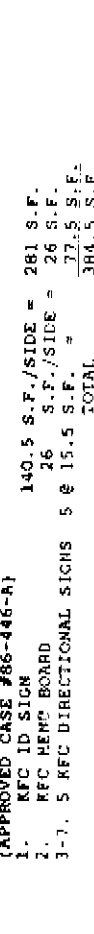
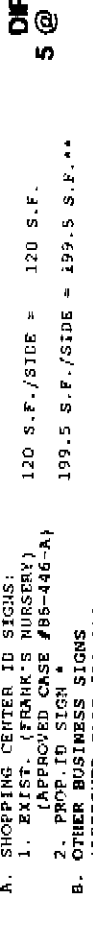
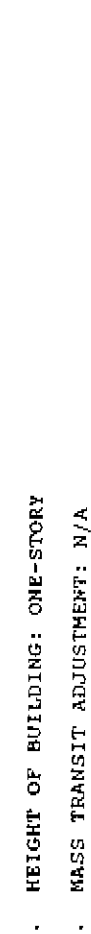
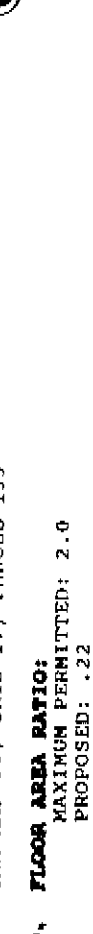
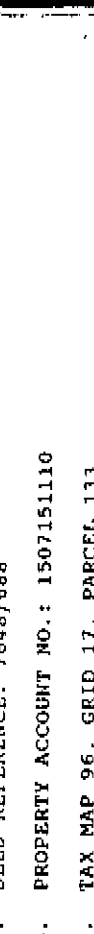
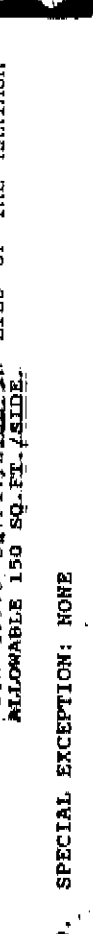
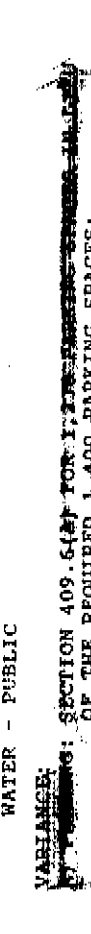
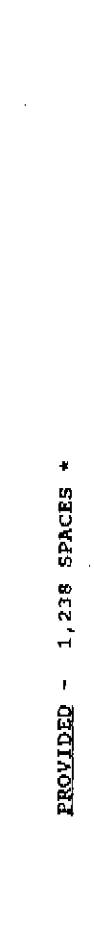
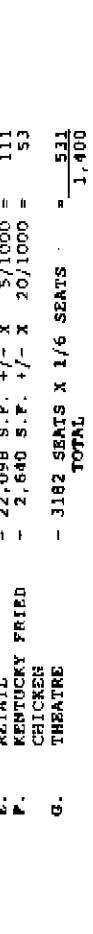
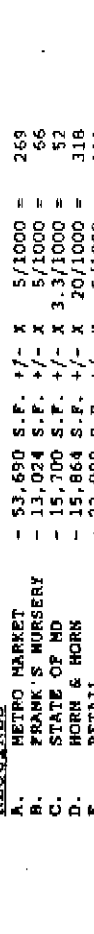
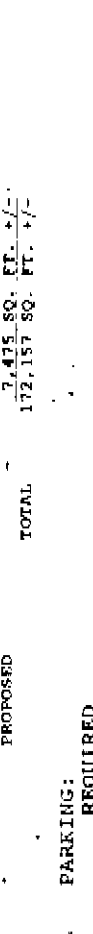
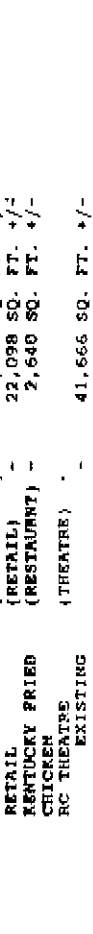
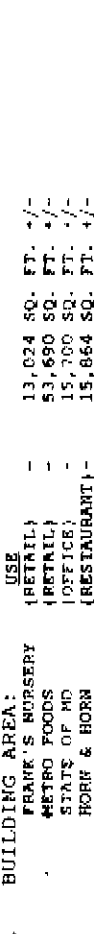
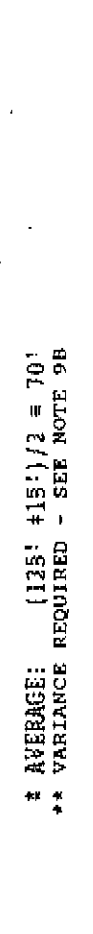
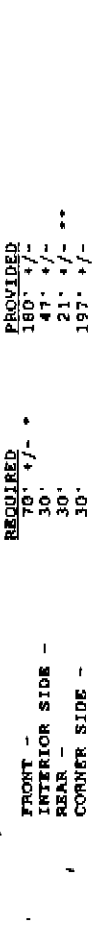
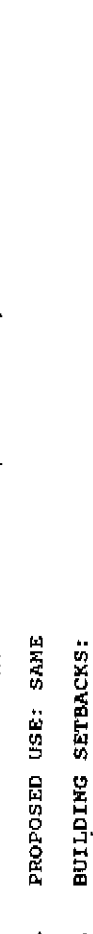
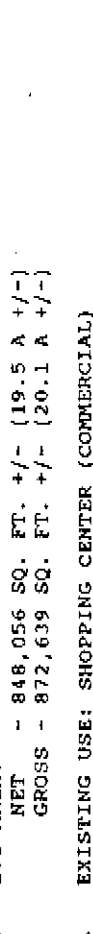
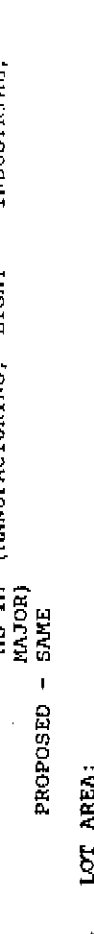
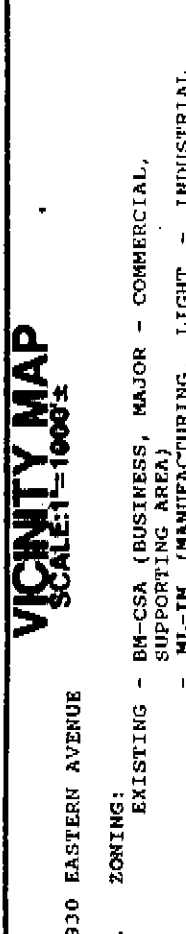
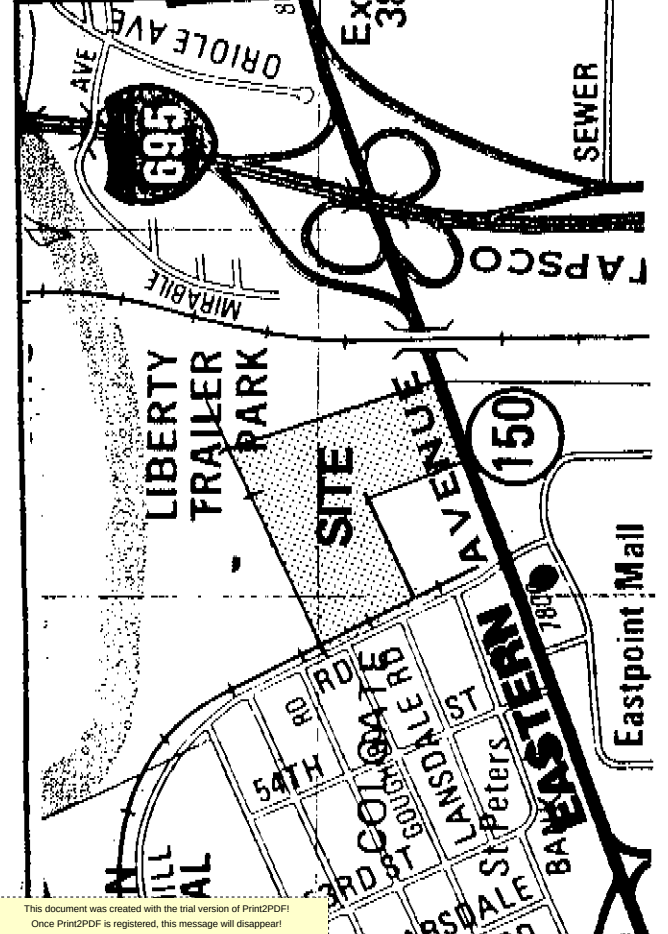
EASTERN AVENUE FRONTAGE LOOKING WEST

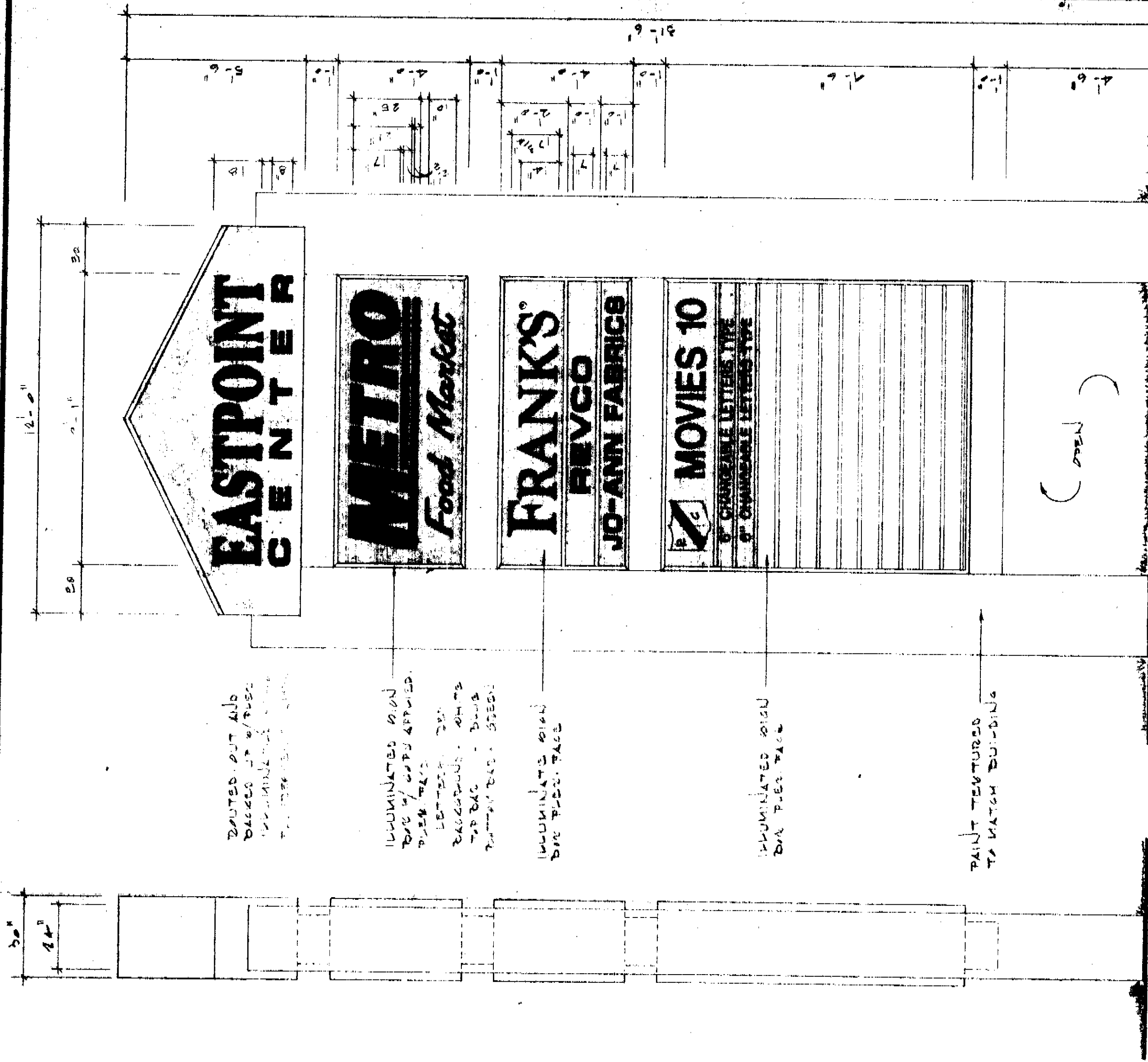


EASTERN AVENUE FRONTAGE LOOKING EAST

Net
26

410-494-8931





WIDE VIEW

S/F PLANN SIGNAGE ELEVATION MICROFILMED

DESIGNER'S
EXHIBIT No. 7



Customer: EASTPOINT 6/2

City: BALTIMORE State: MD

Draw No: 7-2449 Job No:

Scale: 1/8" = 1'-0" Date: 5/21/91

Designer: Sales Rep: DATE: 5/21/91

REVISION: 1/1/91

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TYPE SIGN:

☐ Single Face

☐ Double Face

☐ Illumination Type:

☐ Back Sign Type

☐ Front Sign Type

☐ Back & Front Type

☐ Other

COLORS & FINISHES:

Supports: Cabinet, Backing, Truss, Channel, Aluminum Face, Necessary

Finishing: Painting, Marking

Materials: Pole, Cabinet, Color, Back-up With, Plywood, Metal Face, Vinyl Letters, Individual Letters, Other

ELECTRICAL:

Circuits Required: Location, Type of Illumination

Sign Panel No: Electrical Panel No

INSTALLATION:

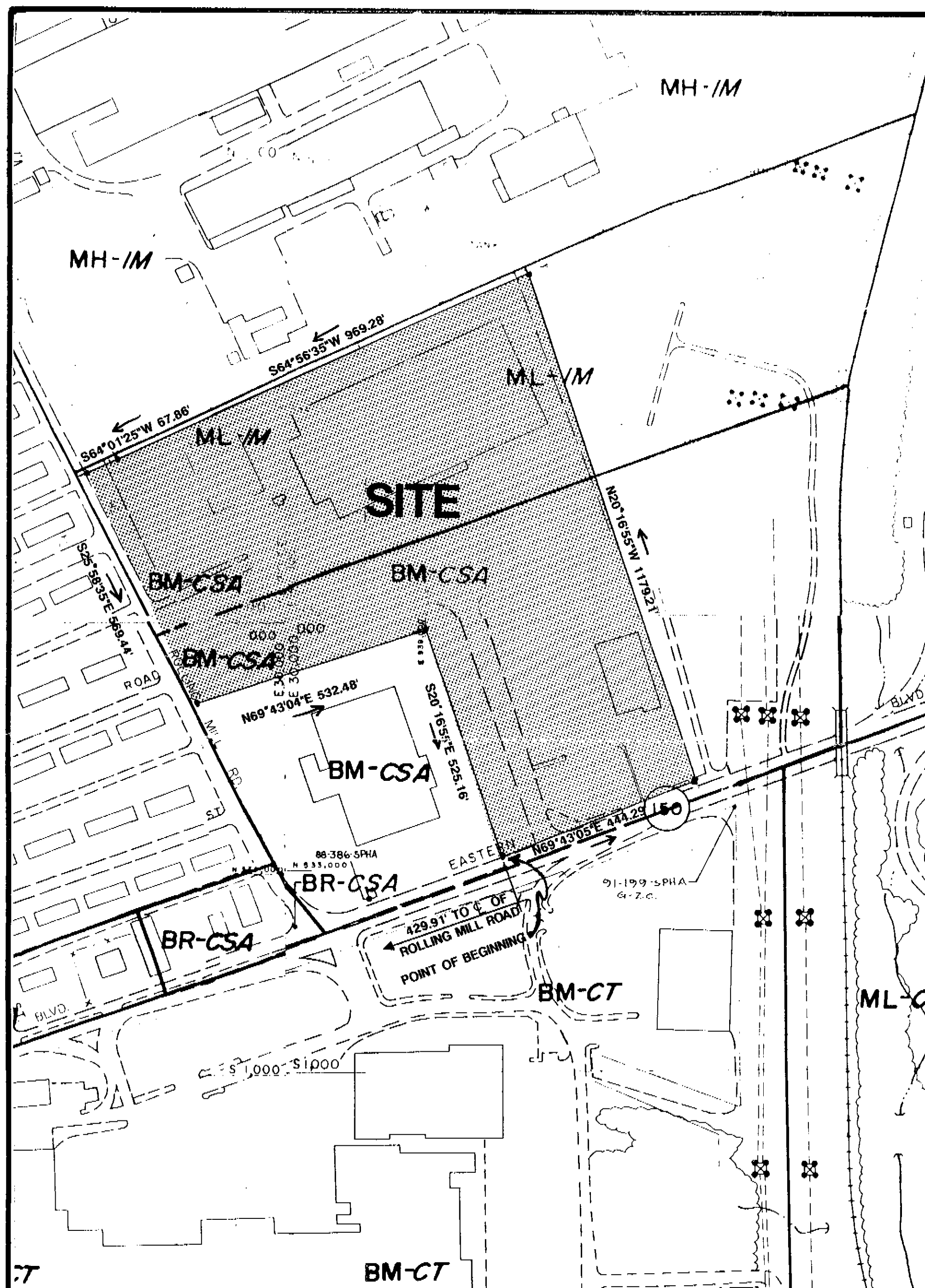
Date Required: Location

O.A. Height Above Grade: Type of Installation

Customer Approval:

Date: Notes

WASH. 261-8238 BALT. 841-6363 ANNA 224-3727 FAX (301) 266-6825 P.O. BOX 6597, ANNAPOLIS, MD 21401



WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 ROSLEY AVENUE, SUITE D-7
TOWSON, MARYLAND 21204
(410) 494 8931

95-100-A

ZONING MAP TO ACCOMPANY VARIANCE APPLICATION

7928-7940 EASTERN AVENUE
EASTPOINT CENTER
(FORMERLY EASTERN CENTER SHOPPING CENTER)
BALTIMORE COUNTY, MD

APPLICANT:
RC THEATRES MANAGEMENT
CORPORATION
MR. SCOTT COHEN
231 W. CHERRY HILL COURT
REISTERSTOWN, MARYLAND
21136

NE 1-E & 1-F
SE 1-E & 1-F

1"=200'
9/6/94

#87