

IN RE:	PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
	SWC Allender Road and Red Lion	* ZONING COMMISSIONER
	Road	
	5809-5811 Allender Road	* OF BALTIMORE COUNTY
	11th Election District	
	5th Councilmanic District	* Case No. 97-205-X
	Legal Owner: Stanley Modular	
	Corporation	
	Lessee: Time Out Entertainment	*
	Inc., Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 5809-5811 Allender Road in eastern Baltimore County. The Petition is filed by the Stanley Modular Corporation, property owner, and Time Out Entertainment, Inc., Lessee. The Petition requests approval of an arcade, pursuant to Section 423.C of the Baltimore County Zoning Regulations (BCZR) and to amend the special exception and site plan previously approved in case No. 96-386-X. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Joseph Dyson, on behalf of Time Out Entertainment, Inc., Lessee. The Petitioner was represented by John B. Gontrum, Esquire. There were no Protestants or other interested persons present.

The property is located on the southwest corner of the intersection of Allender Road and Red Lion Road, not far from Pulaski Highway in eastern Baltimore County. The property is approximately 8.339 acres in area, zoned M.L. It is improved with three buildings and a parking area as more particularly described on the site plan.

Recently, a Petition was presented to approve use of the site for a commercial recreational facility (indoor soccer facility). By Order of May

ORDER RECEIVED FOR FILING
 Date 10/19/96
 By M. Hark

MICROFILMED

13, 1996, Deputy Commissioner, Timothy Kotroco, granted the request.

The recreational use of the property is now up and running. Testimony offered was that the buildings have been improved so as to provide indoor soccer facilities, batting cages, and similar recreation amenities.

The instant Petition is presented as part of an amendment to the previously approved site plan. A small area within one of the existing buildings, shown on a submitted floor plan as area A, is to be utilized with additional facilities for the public's entertainment. Specifically, a number of video devices will be installed. These include video games, air hockey, skee toss, and similar devices. In that this use constitutes an arcade under the definition of that word in Section 101 of the BCZR, the subject relief is requested.

It was further testified that the premises would contain no more than 40 arcade type games overall and the majority would be located within area A. These games will function to provide entertainment to friends and guests of those individuals using the soccer and batting facilities, as well as other members of the public.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Exception. The nature of the amendment, which is requested, in this case, is minor. It will only improve a small part of the facility in the manner described above. In fact, area A is but 1,813 sq. ft. out of a building approximately 57,000 sq. ft. in area. In my judgment, there will be no detriment to the health, safety or general welfare of the locale caused by the proposed use and same should be granted.

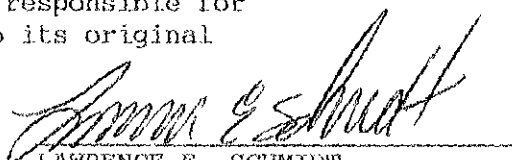
Lastly, it is to be noted that several Zoning Plans Advisory Committee comments were submitted. These comments are apparently based on the misinterpretation of the proposal. The arcade proposed does not constitute a change of use of the property, nor redevelopment of the site. All of the

terms and conditions of Deputy Zoning Commissioner Kotroco's opinion shall remain valid as well as other conditions required when the site was redeveloped and the present use instituted. However, no new conditions need attach.

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 of Baltimore County this 16TH day of December 1996 that, pursuant to the Petition for Special Exception, approval for an arcade, under Section 423.C of the BCZR, and to amend the special exception and site plan previously approved in case No. 96-386-X be, and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is 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 Petitioner 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

OFFICE RECEIVED FOR PUBLIC
12/16/96
12/16/96



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 13, 1996

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
Case No. 97-205-X
Lessee: Time Out Entertainment, Inc.
Legal Owner: Stanley Modular Corp.

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, 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 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Joseph Dyson
4901 Liberty Heights Avenue
Baltimore, Maryland 21207

RECEIVED

205



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5809-5811 Alondra
which is presently zoned M.L.

97-205-X

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

An Arcade Pursuant to Section 423.C of B.C.Z.R.
and to amend a special exception and site plan approved
in Case No. 96-386-X

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

I, or we, agree to pay expenses of above Special Exception 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:

Time Out Entertainment Inc.
(Type or Print Name)
[Signature]
Signature
Joseph Dwyer
4901 Liberty Heights Ave.
Address
Baltimore, Md 21207
City State Zipcode

Legal Owner(s):

Stanley Modular Corporation
(Type or Print Name)
[Signature]
Signature
Lowell S. Stanley, President
(Type or Print Name)
[Signature]
Signature
Post Box Court
800 Post Box Court
Address Phone No.

Attorney for Petitioner:

Robert B. Goutrun
(Type or Print Name)
[Signature]
Signature
814 Eastern Blvd
Address
BALT., MD 21221
City State Zipcode
686-8274
Phone No.

Towson, Md. 21204
City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name _____
Address _____ Phone No. _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

DROP-OFF
NO REVIEW
11/1/96
UCR

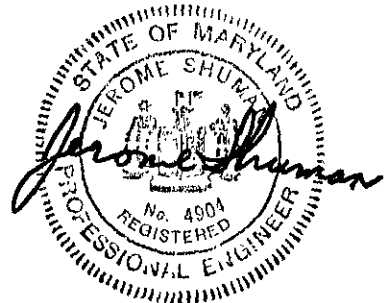


MICROFILMED

97-205-X

DESCRIPTION FOR SPECIAL EXCEPTION FOR
5809-5811 ALLENDER ROAD, 11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for same at a point on the southwest side of the intersection of Allender Road and Red Lion Road, 125' Southeast of the center line intersection of Red Lion and Allender Road and 35' Southwest and parallel to the center line of Allender Road, proceeding S 20° 39' 03" E 362.59' then S 62° 44' 31" W to a pipe, then S 27° 28' 48" W, 530.24' to a pipe, then N 63° 16' 32" W 473.96' to a pipe, then N 27° 47' 37" E 757.99', then N 86° 11' 03" E 133.59' to a point of curvature of a curve, the arc chord bearing N 80° 38' 10" E 34.80' to the end of the arc, then S 62° 46' 53" E 26.83' to the point of beginning. The area of the property being 8.339 +/- acres. The above information being taken from the plat plan of Coastal Modular Corporation, a part owner of the property.



205

MICROFILMED

97-205-X

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ITEM 205

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR AN ARCADE
AND TO AMEND A SPECIAL EXCEPTION AND
SITE PLAN APPROVED IN CASE NUMBER
910-3810-X.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 14, 1996 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.
814 Eastern Boulevard
Baltimore, MD 21221
686-8274

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: 97-205-X (Item 205)
5809-5811 Allender Road
SWC Allender Road and Red Lion Road
11th Election District ~ 5th Councilmanic
Legal Owner(s): Stanley Modular Corporation
Contract Purchaser/Lessee: Time Out Entertainment, Inc.

Special Exception for an arcade and to amend a special exception and site plan approved in case no. 96-386-X.

HEARING: TUESDAY, DECEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 8, 1996

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: 97-205-X (Item 205)
5809-5811 Allender Road
SWC Allender Road and Red Lion Road
11th Election District - 5th Councilmanic
Legal Owner(s): Stanley Modular Corporation
Contract Purchaser/Lessee: Time Out Entertainment, Inc.

Special Exception for an arcade and to amend a special exception and site plan approved in case no. 96-386-X.

HEARING: TUESDAY, DECEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Stanely Modular Corporation
Time Out Entertainment, Inc.
John B. Gontrum, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 18, 1996.
(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.



RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 14, 1998

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, MD 21209

RE: Zoning Verification
Freestate Indoor Soccer
5811 Allender Road
Zoning Cases #96-386-X & 97-205-X
11th Election District

Dear Mr. Matz:

Staff has reviewed your proposal to add a swimming pool and rollerblade skating area to the existing uses at the above location. Based on the review and a discussion of the issues with Mr. Timothy M. Kotrocco, Deputy Zoning Commissioner, a zoning special hearing for an amended site plan will be required to permit the uses.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis", is written over a large, stylized circular flourish.

John L. Lewis
Planner II
Zoning Review

JLL:ch

c: Zoning Case Nos. 97-205-X, 96-386-X





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 26, 1996

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 205
Case No.: 97-205-X
Petitioner: Stanley Modular Corp.

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



RECORDED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

97-205-X

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

November 13, 1996

FROM: R. Bruce Seeley *RBS/gp*
DEPRM

SUBJECT: Zoning Item #205 - Coastal Modular Corp.
5809 Allender Road
Zoning Advisory Committee Meeting of November 12, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Ground Water Management

An evaluation of the septic system must be conducted prior to change of occupancy approval. Usage letter must be submitted to Rob Powell 887-2762.

RBS:sp

COASTAL/DEPRM/TXTSBP

Handwritten signature

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

97-205-X

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 19, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 18, 1996
Item 205

The Development Plans Review Division has reviewed the subject zoning item. A Schematic Landscape Plan must be submitted for review and approval as a condition of granting the request for a special exception. Primary design issues are the streetscape treatment for Red Lion and Allender Roads and the 7% interior landscaping within the parking lot. The parking lot layout must be revised to conform with the 7% requirement before the special exception site plan is approved.

RWB:HJO:jrb

cc: File

ZONE37D

MICROFILMED.



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary

Parker F. Williams
Administrator

97-205-X

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-11-96
Item No. 205 (WCR)

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

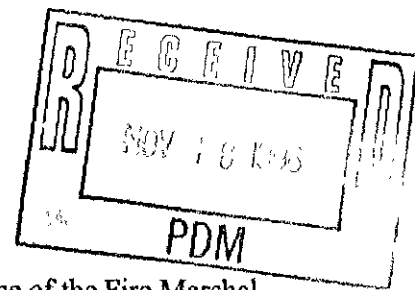
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

97-205-X



Office of the Fire Marshal
(410) 887-4880

DATE: 11/14/96

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

RE: Property Owner: STANLEY MODULAR CORPORATION

Location: SWC ALLENDER RD. AND RED LION RD. (5809 - 5001 ALLENDER RD.)

Item No.: 205

Zoning Agenda: SPECIAL EXCEPTION

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.

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

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

NOV 18 1996

BALTIMORE COUNTY, MARYLAND

97-205-X INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 201, 205, 213, 214, 215, 216, and 217

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kern

PK/JL

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
5809-5811 Allender Road, SWC Allender		
Road and Red Lion Road	*	ZONING COMMISSIONER
11th Election District, 5th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Legal Owner(s): Stanley Modular Corp.		
Contract Purchaser/Lessee: Time Out Enter-*		CASE NO. 97-205-X
tainment, Inc.		
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 4th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-205-~~X~~

November 8, 1996

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition Review (Item #205)
5809 Allender Road
11th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. There are no printed names to clarify signatures on two of the signature/owner/contract purchaser blocks. The signatures for one of the owners and the lessee have no title or other clear indication of authority to sign the petition for the corporations.
2. This plan was only very generally reviewed at an informal meeting for potential zoning hearing action. This post drop-off review has provided additional information which requires further comment and clarification. A special hearing should be requested for the plan amendment and the area of special exception should be limited to the arcade and support parking and shown as how limited on the plan. The provided description does not limit the arcade special exception area, but expands the special exception over the entire 8+ acre site, which is inappropriate in light of the arcade occupying only 1,813 square feet and requiring 8 support parking spaces.

MICROFILMED

John B. Gontrum, Esquire
November 8, 1996
Page 2

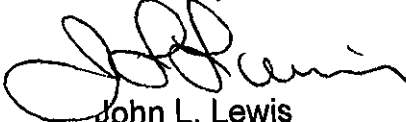
97-205*

The 8-1/2 x 11 floor plan should be on the hearing plan or if insufficient room exists, on a labeled sheet 2.

3. Note that no 100-year floodplain exists on the site or if so, show all required floodplain compliance and actions.
4. Note all parking will be permanently striped and show traffic flow arrows as one-way on the 18-foot wide fire lane per Section 409 and 409.4, BCZR.
5. Note that all signs will comply with Section 413.6, BCZR.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

1/10/97

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

205

TOWSON OFFICE:
307 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-0711

ELIZABETH A. VANNI
JILL D. LOPER

* Also Admitted In the District of Columbia

October 23, 1996

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

Re: Petition for Special ^{Exception} ~~Hearing~~
by Time Out Entertainment, Inc.

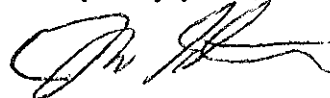
Attached are 3 copies of a Petition for Special ^{Exception} ~~Hearing~~ by Time Out Entertainment, Inc. to determine whether their use of property on Allender Road granted a special exception for commercial recreation use in Case No. 96-386X is appropriate.

No outside modification is planned; only indoor modification to previously approved plan is proposed.

The site plan has not been reviewed for this submittal, but it is virtually identical to previously reviewed and approved plan. Additional submittals include copies of interior improvements and proposed family entertainment layout. The proposed layout will occupy 1,813 feet of total area of 79,503 square feet.

There are no zoning violations on the site.

Very truly yours,



John B. Gontrum

DROP-OFF
11/1/96
OK - WCR

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

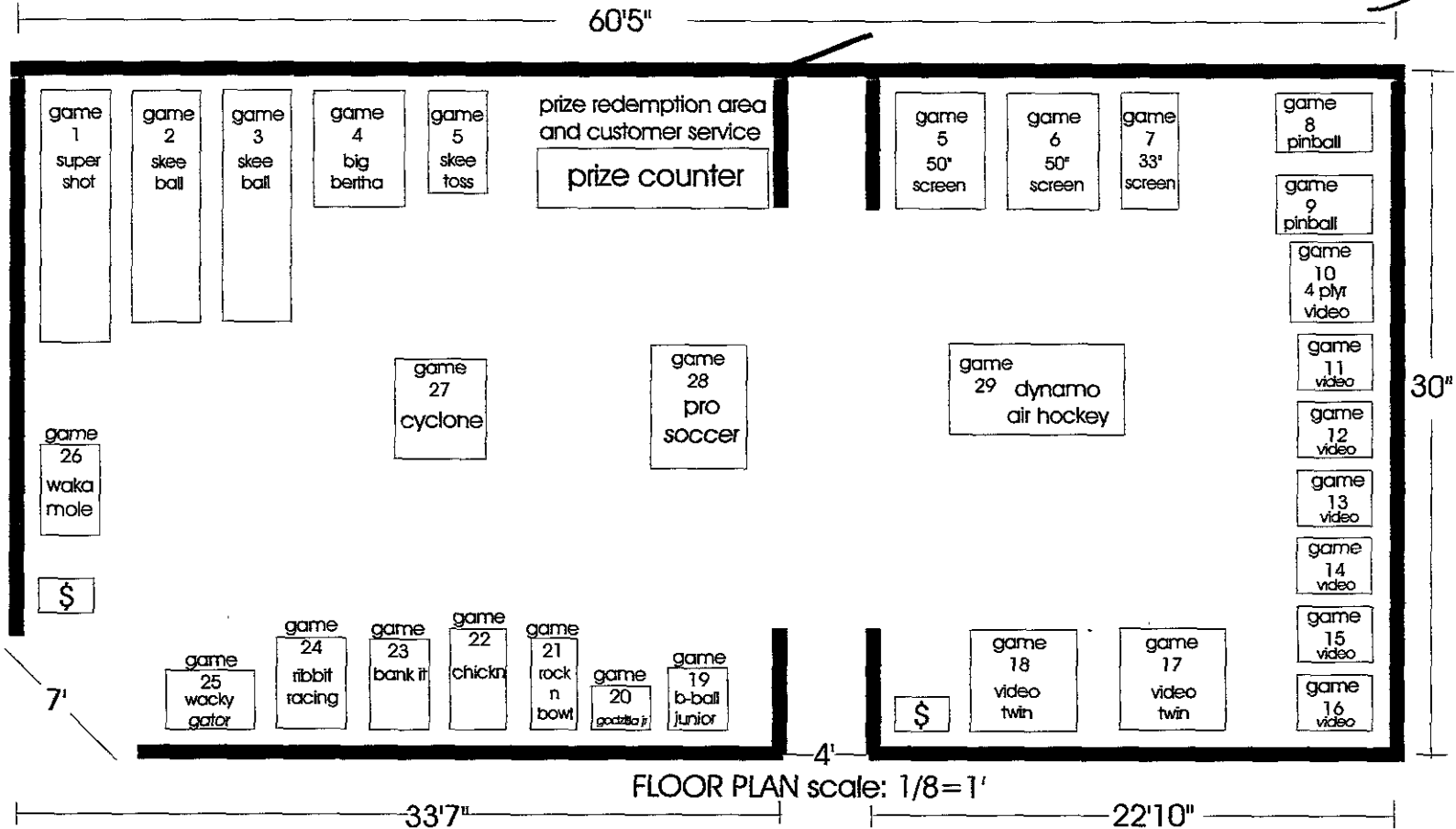
Dr. Joe Dyson

4901 Lehigh Valley

John B. Bontems



Arcade A



ARENA FAMILY FUN CENTER

FREESTATE INDOOR SPORTS ARENA
5811 ALLENDER ROAD, WHITE MARSH

SPECIAL HEARING TO AMEND SPECIAL EXCEPTION
TO PERMIT AN ARCADE (FAMILY AMUSEMENT CENTER)
AS AN ACCESSORY TO COMMERCIAL RECREATION



97-205-X

205

MICROFILMED

MLR

RAILROAD

ZONING MAP
NE 10 J

P.O.B. 7

ML

ARCADE

N 37,000

ML-AS

RED LAY ROAD

ALLENDER

SITE

BR-AS

BR

205
K 502 46

PULASKI

BR

Y BEACH RD.

MI

MICROFILMED

ML

N 570,000

000'00"

NOTICE OF HEARINGS

The Zoning Commission 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 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case: #87-205-X

(Item 205)

5809-5811 Alander Road
SNC Alander Road and Red Lion Road
11th Election District

5th Councilmember

Legal Owner(s):

Stanley Nichol Corporation
Contract Purchaser/Lessee:

Time Out Entertainment, Inc.

Special Exception: for an arcade and to amend a special exception and also item approved in case no. 86-488-X.
Hearing Tuesday, December 3, 1987, at 6:00 p.m. in Rm. 118, Old Courthouse.

3. Right of First Refusal in Rm. 118, Old Courthouse.

Lawrence E. Starnold
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations. Please Call 887-3263.
(2) For information concerning the File and/or Hearing, Please Call 887-3291.

11/15/87 Nov. 14

C89737

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 14, 1987

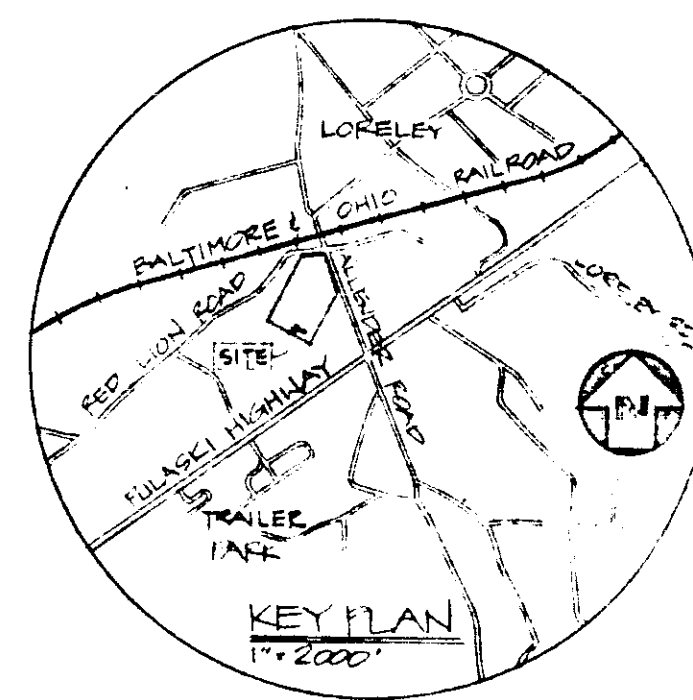
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 14, 1987.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Nicholas

11/15/87 Nov. 14



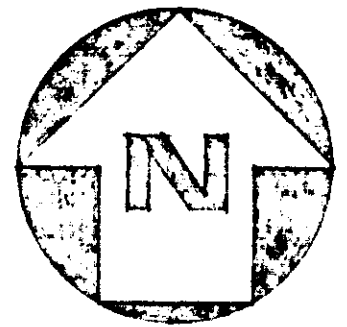
BUILDING #	Area
A	6,187 sq. ft.
B	3,978 sq. ft.
C	11,095 sq. ft.
D	55,430 sq. ft.
TOTAL BLDG. AREA	79,503 sq. ft.

A (ARCADE) 1813 sq. ft.

CHAIN LINK FENCE (10' HIGH)

ZONED ML

PROVIDE MIN. 18' FIRE LANE
AS SHOWN TO SUPPORT 50,000
VEHICLE ON ALL WEATHER
SURFACE



PLAT PLAN
SCALE: 1" = 30'

CURVE DATA
R = 470'
Δ = 3° 28' 46"
T = 129.41'
L = 135.41'
CH = 25.80'
LC = 118.35' 40" E

CURVE DATA
R = 180'
Δ = 11° 25' 45"
T = 17.46'
L = 34.86'
CH = 24.80'
LC = 140' 36" 10" E

CHAIN LINK FENCE (10' HIGH)

ZONED ML

DEDICATED RIGHT-OF-WAY

ZONED ML

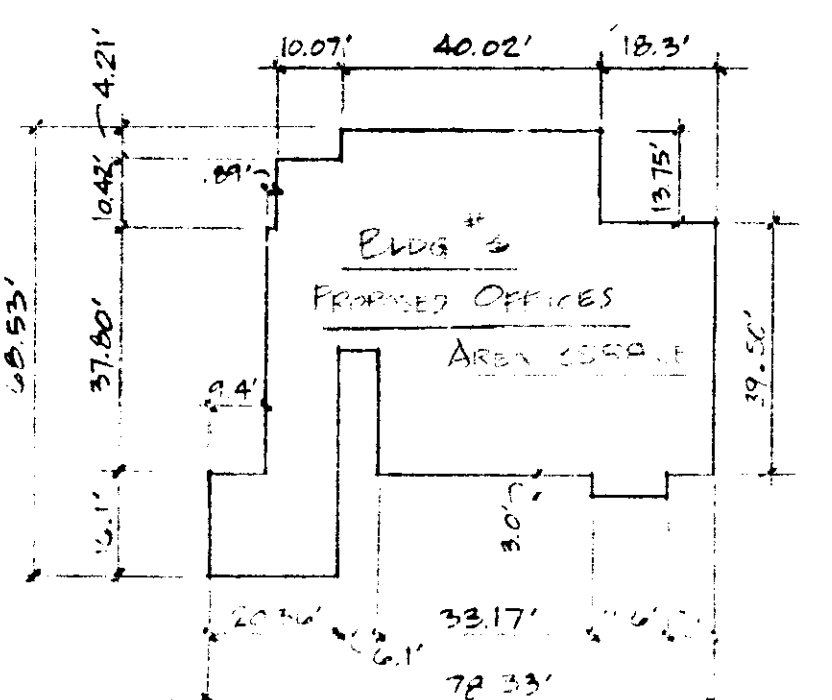
CHAIN LINK FENCE (10' HIGH)

NOTES:

1. PROPERTY ZONED ML
2. 11th ELECTION DISTRICT
3. PROPERTY AREA - 8.339 ACRES ±
4. ALL OPEN AREAS SURFACED W/ CRUSHER RUN STONE 10 TO 18" DEEP.
5. PAVING FOR PARKING AREA TO BE CRUSHER RUN STONE BASE 6" TO 18" DEEP W/ TAR & CHIP SURFACE.

GENERAL NOTES:

1. EXISTING USE - VACANT AND BUILDINGS
2. EXISTING ZONING - ML
3. SITE IS NOT IN A FLOOD PLAIN
4. PROPOSED USE - INDOOR COMMERCIAL/RECREATIONAL FACILITY
5. USE GROUP - A-3 ASSEMBLY (RECREATION)
6. CHANGE OF OCCUPANCY REQUIRED, PURSUANT TO BILL # 21-96 SEC. 253 D
7. PARKING REQS: AUDITORIUM: 151/4 SEATS
SECTATORS: 80/FIELD X 3 = 240
TEAM: 12/TEAM X 3 = 72
MISS: (10%) JUDGES, COACHES, = 8
MAINTENANCE CREW = 8
TOTAL REQD = 328/4 = 81 SPACES
SPACES PROVIDED, NEW = 110 Δ
" EXIST. = 31
TOTAL PROVIDED = 141 SPACES Δ
8. NEW PARKING AREA TO BE TAR & CHIP SURFACE ON EXISTING STONE BASE (DEPTH TO BE VERIFIED (8'-10') & ACCEPTABLE BY OWNER) & PROVIDE DUSTLESS PARKING SURFACE
9. PROVIDE STRIPING FOR SPACES AS SHOWN PROVIDE POSTS AND LIGHTS AS SHOWN WHERE SHOWN
10. PROVIDE WHEEL STOPS WHERE NOTED ON PLAN EITHER CONCRETE OR RAILROAD TIES (EITHER) Δ
11. OWNER'S VICE MRS. LORELL STANLEY/COASTAL TENDER CORP. 800 POST BOY COURT TOWSON, MD. 21286
12. ELECTION DISTRICT - 11 PRECINCT - 3
13. PREVIOUS ZONING HEARING # 65-278-65 POSITION WAS TO CHANGE ZONING FROM R-6 TO ML, WHICH WAS APPROVED AND IS PRESENTLY ML
14. UTILITIES - PUBLIC WATER FROM ALLEVER ROAD FOR PLANT USE - EXISTING WATER TANK HOLDS 600,000 + GALLONS FOR SPRINKLER RESERVES - SANITARY EXISTING SEPTIC (PRIVATE) SYSTEM WITH DRAINAGE FIELDS
15. LANDSCAPE - TO BE DONE ON SEPARATE PLAN
16. PREVIOUS ZONING HEARING # 96-386 - SPEC. EXCEPTION TO PERMIT COMMERCIAL/RECREATIONAL USE IN ML ZONE



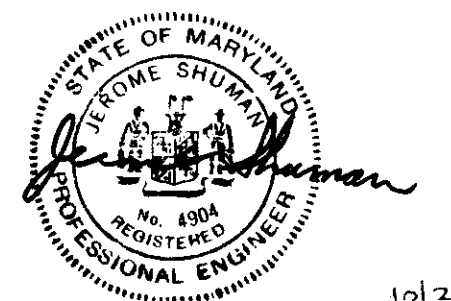
OFFICE DETAIL
SCALE: 1" = 30'

Parking Calculations

BUILDING #	Area	Use	Parking Req'd
BUILDING #1	A = 6,187 sq. ft.	Athletic Courts (2)	2 x 3 = 6 Sps
	A ₁ = 1,813 sq. ft.	ARCADE	4 x 1.813 = 7.3
	B = 3,978 sq. ft.	BATTING CAGES 4	7 x 1.5 = 10.5
	C = 11,095 sq. ft.	GOLF TEES 3	6 x 3 = 18
BUILDING #2	D = 55,430 sq. ft.	Athletic Courts (6)	6 x 3 = 18
BUILDING #3	Area = 35,886 sq. ft.	Soccer Fields (3)	See Note 7. 81
		Warehouse	10 EMPLOYEES = 10
		Offices	3.3 x 3588 = 12
			1000
			Total Req'd = 144.8 Sps.
			" Provided = 145 Sps.

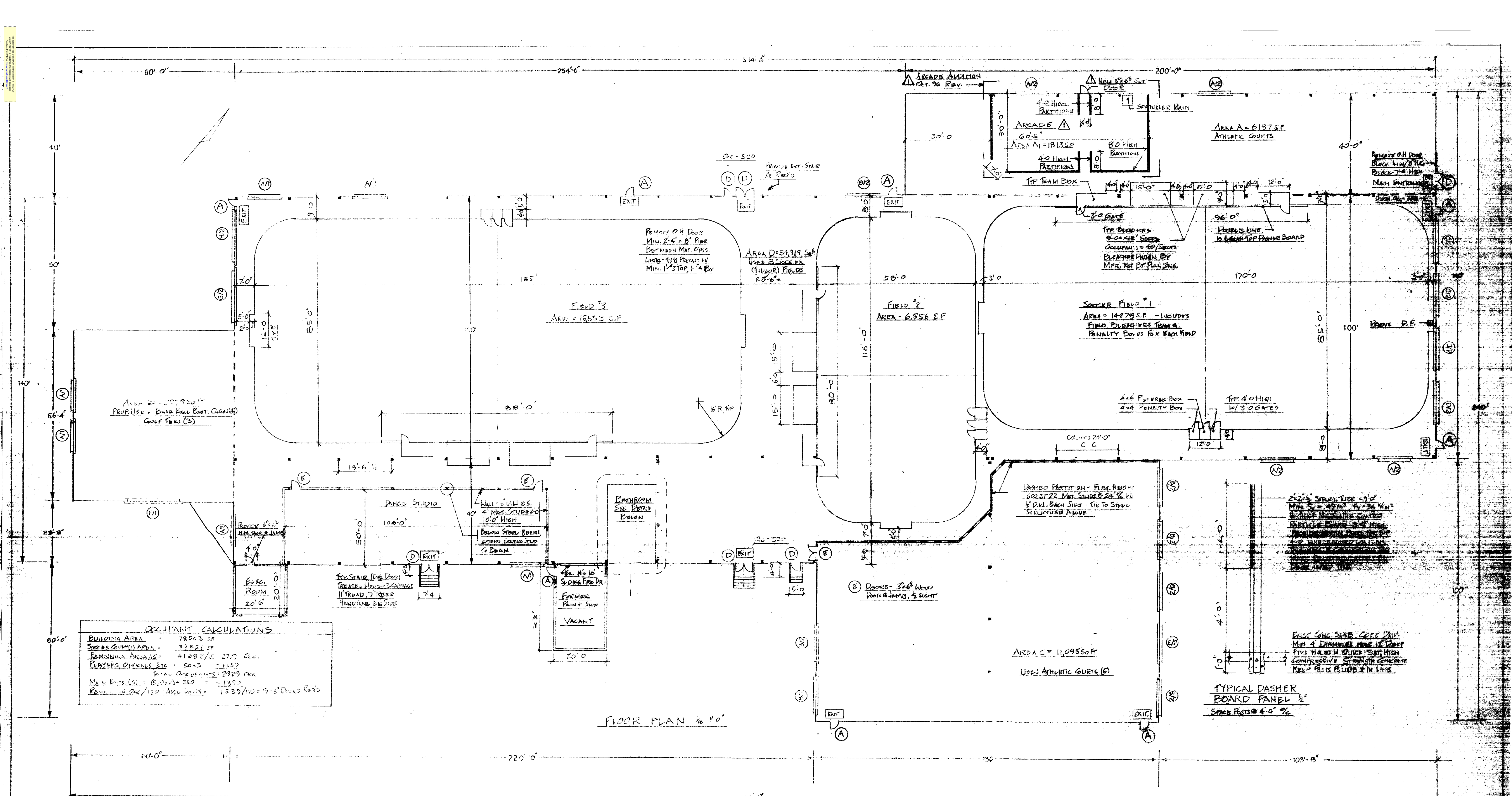
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXEMPTION TO AMEND SPECIAL
EXCEPTION TO PERMIT AN ARCADE
(FAMILY AMUSEMENT CENTER)
AS AN ACCESSORY TO COMMERCIAL
RECREATION

5801 5811 ALLEVER ROAD



5-5% Δ REV. TO INITIAL SUBMITTAL 5-24% Δ ADD FIRE LANE, ADJUST PARKING			
PROPOSED COMMERCIAL/RECREATIONAL FACILITY @ BUILDING #1 PLAT REVISIONS			
JEROME SHUMAN Consulting Engineer 17 Branchwood Court Pikesville, Maryland 21208		DWG. SP. 1 DATE: Oct. 96	
REV	DATE	DESCRIPTION	BY
D	12/5/79	GEN. REV.	656
C	1-4-79	REV. PER BALTO. CO. REQUEST	264P
B	9-10-78	REV. PER BALTO. CO. REQUEST	264P
A	8-1-78	REV. PER BALTO. CO. REQUEST	264P
DRAWN 5-23-78 CHECKED APPROVED DESIGN ACTIVITY APPROVED			
COASTAL MODULAR CORP. ALLEVER & RED LION ROADS WHITE MARSH, MARYLAND 21162 (301) 335-5600			
PLAT PLAN			
PROPERTY OF COASTAL MODULAR CORPORATION			
SIZE	CODE IDENT.	DWG. NO.	REV.
D	17041		P.
SCALE: AS NOTED SHEET 1 OF 1			

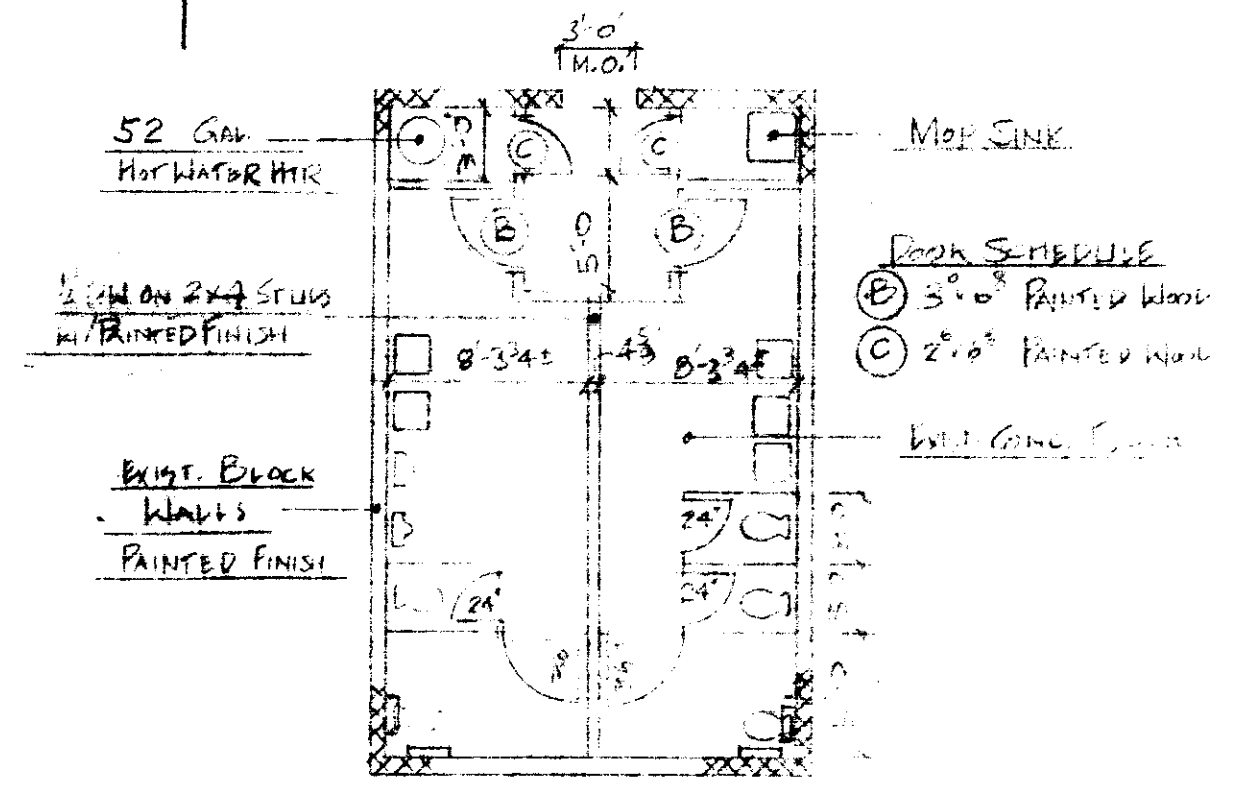
51706



OCCUPANT CALCULATIONS

BUILDING AREA	79,503 SF
SOCCER COURT(S) AREA	32,821 SF
REMAINING AREA(S)	41,682 / 15 = 2,777 S.F.
PLAYERS, OFFICIALS, ETC.	50 x 3 = 150
TOTAL OCCUPANCY	2,927 S.F.
MAIN ENTRANCE	(150 x 12) = 1,800 S.F.
REMARKS	150 x 12 = 1,800 S.F. (150 x 12 = 1,800 S.F.)

REVISIONS
 1. ADD ARCADE, AREA A-1 10/21/96



COASTAL MODULAR MANUFACTURING FACILITY
 1501 ALLENDER ROAD, WHITE MARSH, MARYLAND

All dimensions are approximate.
 Note: Existing Building Was Used By Manufacturer Of Building Components And Has Been Vacant For Several Years.

GLASS DOOR SCHEDULE

(A)	12 x 12 Door
(B)	12 x 20 Glass
(C)	12 x 10 Glass
(D)	12 x 14 Glass
(E)	12 x 16 Glass
(F)	12 x 18 Glass
(G)	12 x 24 Glass
(H)	12 x 30 Glass
(I)	12 x 36 Glass
(J)	12 x 48 Glass

GENERAL NOTES

1. THIS BUILDING WAS FORMERLY USED BY THE MANUFACTURER OF MODULAR BUILDING COMPONENTS.
2. THE BUILDING IS A METAL BUILDING WITH THE EXTERIOR WALLS BEING CONCRETE BLOCK 8" HIGH, WITH STANDING METAL BUILDING WALLS ABOVE, OR ROLUP OVER HAND DOORS WITH STANDING METAL CURTAIN WALL ABOVE, LOCATED AS SHOWN. THE EXTERIOR WALLS HAVE AN EAVE HANGING SYSTEM.
3. EXISTING PERSONNEL HOURS ARE MARKED (A) AND ARE EXISTING 24 HOURS.
4. EXISTING ALARM SYSTEM IS MONITORED BY 2 SUBMIT KNIGHT ALARM SYSTEM THAT NOTIFY ALARM CO. HIGH WATER FLOW STARTS OR TAMPER SWITCH TRIP LAST CERTIFICATION - SEPT. 95 BY GRINELL.
5. EXISTING INSULATION METAL WALL PANELS ROOF & Z STANDING ROOF, ROLUP WITH 12" INSULATION ON METAL WALLS ABOVE 4" HIGH, 8" CONCRETE BLOCK WALLS BUILDING PERIMETER.

6. USE - FORMER MFR. FACILITY FOR MODULAR BUILDING COMPONENTS PROPOSED INDOOR SOCCER FACILITY, A-3 ASSEMBLY.
7. TYPE CONSTRUCTION: 2.0 AREA CLASSIFICATION - UNLIMITED EXISTING BUILDING IS SPRINKLERED THROUGHOUT EXTERIOR WALLS HAVE FIRE SEPARATION OF GREATER THAN 50 ON ALL SIDES 2.0 FIRE RATING IS REQUIRED FOR WALLS INDOOR RECREATION BUILDINGS ARE EXEMPT FROM SPRINKLER SYSTEMS. EXISTING SPRINKLER SYSTEM TO REMAIN IN PLACE RESPONSE & HOURS IN ACCORD WITH LS REITS (DOORS CAN NOT BE LOCKED FROM INSIDE).
8. EXISTING DOORS TO HAVE PANIC HARDWARE INSTALLED IN ACCORD WITH LS REITS (DOORS CAN NOT BE LOCKED FROM INSIDE).
9. DOORS FOR EXITS TO HAVE PANIC HARDWARE INSTALLED IN ACCORD WITH LS REITS (DOORS CAN NOT BE LOCKED FROM INSIDE).
10. FINISHES: CLASS A (BS. 0-25, SMOKE DEV. 0-450) OR CLASS B (BS. 0-25, SMOKE DEV. 0-450).
11. DELIMITATION LINES ARE NOT PARTITIONED BUT DEFINING AREAS FOR SPECIFIC RECREATIONAL ACTIVITIES AS NOTED.
12. CHANGE OF USE FROM COMMERCIAL/RECREATIONAL USES NOTED WITH REQUIRED REVIEW OF CASE # 96-205-X FOR APPROVAL.
13. ADD (D) DOOR OPENING MAIN ENTRANCE - PAR 377 ALUMINUM GLASS DOORS & JAMBS 14" APPROX. HARDWARE (PANIC HORN, CLOSER, SW, BUSHING, STRIPPING) OPTIONS & GLASS PANEL, GLASS PER CODE (A) (T) (M).
14. SPECIAL EXCEPTION - CASE # 96-205-X

96-205-X

MICROFILMED

205

PROPOSED COMMERCIAL/RECREATION FACILITY
 INTERIOR ALTERATIONS
 1501 ALLENDER ROAD WHITE MARSH
 FLOOR PLAN AND MISC. DETAILS

JEROME SHUMAN
 Consulting Engineer
 17 Branchwood Court
 Pikesville, Maryland 21208

DATE: 10/21/96
 DRAWN BY: JH