

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Oakleigh Rd, app, 240' S c/l
Oakleigh Ct.(Parkway Crossing SC)* ZONING COMMISSIONER
2401 Cleanleigh Dr.
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Legal Owner: Bethel Park Ltd. * Case No. 98-478-X
Partnership
Lessee: Jeepers, Inc., Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property known as the Parkway Crossing Shopping Center, located at 1401 Cleanleigh Drive in Parkville. The Petition was filed by the Bethel Park Limited Partnership, property owner, and Jeepers, Inc., Lessee. Special Exception relief is requested to approve an arcade on the subject site, zoned B.M.-CCC, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly shown on Petitioner's Exhibit 1, the plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Mark Dufton on behalf of Jeepers, Inc., Petitioner. Also present was William Monk, a consultant who prepared the site plan, and Bonnie Fuley from Focus Ventures, Inc. The Petitioners were represented by Robert Hoffman, Esquire and Timmy Ruppertsberger, Esquire. There were no Protestants present, however, a neighbor, Evelyn Yeager, appeared as an interested person.

Testimony and evidence presented was that the subject property in its entirety is 28.703 acres in area, zoned B.M.-CCC. This is a large commercially developed tract which contains a number of retail uses collectively known as the Parkway Crossing Shopping Center. The property is adjacent and main access thereto is by way of Perring Parkway (Md. Route 41). The site also has frontage on Oakleigh Road and Perring Manor Road.

COPIES RECEIVED FOR FILING
8/19/98
M. D. [Signature]
DMD
BY

The Petitioners presented a site plan which clearly depicts the shopping center, the parking field which serves same and adjacent properties. Additionally, a number of photographs of the site were submitted. These exhibits collectively demonstrate that the property is a major commercial center in the Parkville community of Baltimore County.

Previously, one of the tenants was a bowling alley which occupied approximately 26,500 sq. ft. This tenant has vacated the premises and will be replaced by the proposed Arcade operation. This new operator is Jeepers, Inc.

Section 101 of the BCZR defines an arcade as, "A building or part of a building in which five or more pinball machines, video games, or other similar player operated amusement devices are maintained." Although the proposed use fits this definition, what is contemplated is not an arcade in the traditional sense. In this regard, Mr. Dufton presented extensive testimony about his company's business and operation. Jeepers, Inc. is geared towards children, particularly those who are under 12 years of age. Jeepers, Inc. is a competitor of Chuckee Cheese and conducts a similar business. An information packet was submitted by Mr. Dufton which contained photographs of franchises throughout the country. There are presently three such operations in Maryland, however, this is the first proposed to Baltimore County. The photographs submitted show a dining area, children's rides and other amusement areas.

Additionally testimony was presented by William Monk, a Land Planner. He described the subject property and uses thereon, as well as the surrounding area. He also indicated that the proposed use will not be detrimental to the surrounding locale and was a positive tenant serving the public needs at this location.

COPIES RECEIVED FOR FILING

Date

By

8/19/98
M. J. Ward


Section 423 of the BCZR regulates arcade uses. Section 423.B states that an arcade is permitted by special exception in the B.M. zone as the sole principal use or in combination with one or more of the entertainment, leisure, or recreation oriented uses provided in Section 422.A. Although the proposed use might not be considered under an arcade under the traditional definition, the use does fit the definition in Section 101 of the BCZR.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. In my judgment, the use is appropriate and represents a significant upgrade to the property and will not be detrimental to the health, safety and general welfare of the locale. I agree with Mr. Monk's assessment that the proposed use will be beneficial to the community and provide a valuable service.

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 19th day of August 1998 that, pursuant to the Petition for Special Exception, approval for use of an arcade on the subject site, zoned B.M.-CCC, and pursuant to Section 233.4 of the BCZR, be and is hereby GRANTED, subject, however, to the following restriction:

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:mmm

ORDER RECEIVED FOR FILING

Date

By

8/19/98
C. Monk



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 20, 1998

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

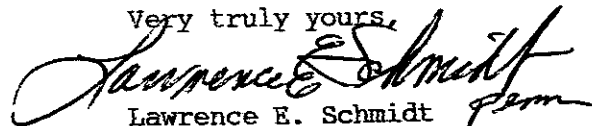
RE: Petition for Special Exception
Case No. 98-478-X
Property: 2401 Cleanleigh Drive, Parkway Crossing S.C.
Jeepers, Inc., Lessee/Petitioner

Gentlemen:

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


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 2401 Cleanleigh Drive, Parkway Crossing Shopping Center

which is presently zoned B.M. -CCC

This Petition shall be filed with the Department of Permits & 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 part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

BO ARCADE

an arcade pursuant to Section 233.4 of the Baltimore County Zoning Regulations.

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 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:

Jeeppers, Inc.

(Type or Print Name)

By

Mark Dufton

Mark Dufton, Director of Real Estate

60 Hickory Drive, 5th Floor

Address

Waltham

City

MA

State

02154

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

[Signature]

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

Legal Owner(s):

~~Lamar Company~~

Bethel Park Limited Partnership

(Type or Print Name)

By:

LAMAR Bethel Inc, GP

Jeff James, Vice President

Cory D. Boss EVP

(Type or Print Name)

Signature

Cory D. Boss EVP

365 South Street

Address

410-285-0660

Phone No.

Morristown

City

NJ

State

07960

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

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*

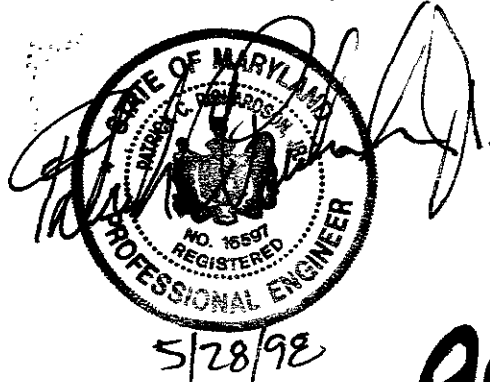
6/11/98 uca

98-478-X

**ZONING DESCRIPTION
"JEEPERS"
PERRING CROSSING SHOPPING CENTER
9 TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME on the northernmost side of Perring Manor Road 270 feet, more or less, West of the center line intersection of Oakleigh Road and Perring Manor Road; thence binding on the North side of Perring Manor Road having a 50 foot right of way, (1) North 90 degrees 00 minutes 00 seconds West 227.03 feet, thence leaving Perring Manor Road, running parallel and following the West side of the building (2) North 00 degrees 00 minutes 00 seconds East 235.18 feet, Thence following centerline of drive isle (3) North 90 degrees 00 minutes 00 seconds East 43.61 feet, thence following center of parking row for 15 parking spaces (4) North 00 degrees 00 minutes 00 seconds East 151.79 feet, then following the edge of the 15th parking space to the center line of drive isle; (5) North 90 degrees 00 minutes 00 seconds 29.00 feet, Thence following the centerline of drive isle with courses and distances (6) North 00 degrees 00 minutes 00 seconds East 49.76 feet, Then following the northernmost of the parking area (7) North 90 degrees 00 minutes 00 seconds East 213.42 feet, Thence binding on the East side of Oakleigh Road having a 60 foot right of way, (8) South 00 degrees 51 minutes 23 seconds East 55.11 feet, (9) South 15 degrees 34 minutes 58 seconds West 19.49 feet, (10) North 73 degrees 37 minutes 48 seconds East 4.03 feet, (11) 10 foot radius 13.01 foot length with a chord of North 36 degrees 22 minutes 24 seconds East 12.11 feet, (12) South 00 degrees 53 minutes 00 seconds East 72.66 feet, (13) 10 foot Radius 9.18 foot length with a chord of North 27 degrees 10 minutes 33 seconds West 8.86 feet, (14) South 07 degrees 41 minutes 15 seconds East 33.12 feet, (15) South 00 degrees 53 minutes 00 seconds East 107.82 feet, thence leaving Oakleigh Road and traversing the following with courses and distances (16) South 48 degrees 18 minutes 49 seconds West 91.50 feet, (17) South 00 degrees 00 minutes 00 seconds East 107.48 feet, to the place of beginning.

Containing 108,341 SF / 2.49 acres of land, more or less.



98-478-X

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-478-X
2401 Cleanleigh Drive (Parkway Crossing Shopping Center)

W/S Caldeigh Road, approximately 240' S of centerline Caldeigh Court; also S of Perring Parkway
9th Election District
6th Councilmanic District

Legal Owner(s):
Bethel Park Limited Partnership
Contract Purchaser:

Jeepeers, Inc.
Special Exception: for an arcade.

Hearing: Monday, July 20, 1998 at 11:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

7/081 July 2 C240864

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/21, 1998

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 7/21, 1998.

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MARYL/)
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **055863**

DATE 6/11/98 ACCOUNT 001-6150

AMOUNT \$ 300.00 (WCR)

RECEIVED FROM: Jeepers!

FOR: SPECIAL EXCEPTION Item #478

2401 Cleanleigh Drive Case #98-478-X
Parkway Crossing Shopping Center

Drop-Off -- No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/12/1998 6/11/1998 15:23:48

REQ MS02 CASHIER JRIC JNR DRAMER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 049088 OFLN
CR NO. 055863

300.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

98-478-X

Case No. _____
Applicant: JEEPERS, INC., ETAL
c/o ROBERT HOFFMAN, ESQ
Date of Posting: 7/20/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Steiner

Ladies and Gentlemen:

This letter is to certify under the provisions of the regulations required by law
were posted conspicuously on the property located at # 2401 CLEANLEIGH DR.
@ OAKLEIGH RD.

The sign(s) were posted on _____
Month Day Year 7/1/98

Since:

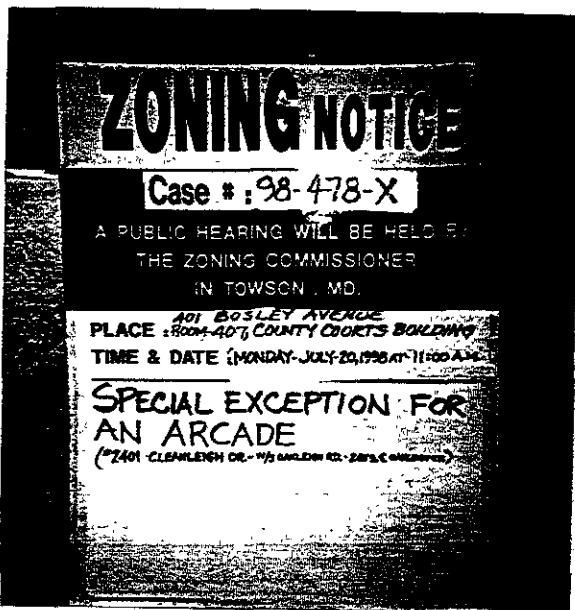
Patrick M. O'Keefe - 7/2/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

503 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-688-5346 CELL: 410-905-8571
(Telephone Number)



98-478-X

2401 CLEANLEIGH DR.

P-7-1-98

7/20/98



Baltimore County
Department of Permits and
Development Management

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

June 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-478-X

2401 Cleanleigh Drive (Parkway Crossing Shopping Center)

W/S Oakleigh Road, approximately 240' S of centerline Oakleigh Court; also S of Perring Parkway

9th Election District - 6th Councilmanic District

Legal Owner: Bethel Park Limited Partnership

Contract Purchaser: Jeepers, Inc.

Special Exception for an arcade.

HEARING: Monday, July 20, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Bethel Park Limited Partnership
Jeepers, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 5, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
July 3, 1998 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord, Legal Assistant
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-478-X

2401 Cleanleigh Drive (Parkway Crossing Shopping Center)

W/S Oakleigh Road, approximately 240' S of centerline Oakleigh Court; also S of Perring Parkway

9th Election District - 6th Councilmanic District

Legal Owner: Bethel Park Limited Partnership

Contract Purchaser: Jeepers, Inc.

Special Exception for an arcade.

HEARING: Monday, July 20, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT^{sq}
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

June 11, 1998

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

RE: Drop-Off Petition (Item #478)
2401 Cleanleigh Drive
9th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



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 478

ZONING NOTICE

Case No.: 98-478-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR AN
ARCADE.

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

RE: PETITION FOR SPECIAL EXCEPTION
2401 Cleanleigh Drive (Parkway Crossing Shpg.
Ctr.), W/S Oakleigh Road, appx. 240' S of c/l
Oakleigh Ct.; also S of Perring Pkwy, 9th Election
District, 6th Councilmanic

Legal Owners: Bethel Park L.P.
Contract Purchaser: Jeepers, Inc.


Petitioner(s)

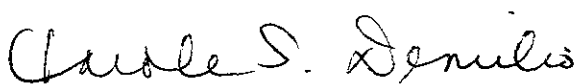
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-478-X

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
 Department of Permits and
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: _____

Petitioner: Jeepers, Inc

Location: 2401 Cleanleigh Dr.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormord, Legal Asst.

ADDRESS: 210 Allegheny Ave.
Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

98-478-X



Baltimore County
Department of Permits and
Development Management

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

July 14, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 478
Case No.: 98-478-X
Petitioner: Bethel Park
Limited Partnership
Location: 2401 Cleanleigh
Drive, Parkway Crossing
Shopping Center

Dear Mr. Hoffman:

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 June 11, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

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
 Department of Permits & Development
 Management

Date: June 26, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for June 29, 1998
 Item No. 478

The Development Plans Review Division has reviewed the subject zoning item. The impacted parking area and road frontage is subject to the Baltimore County Landscape Manual.

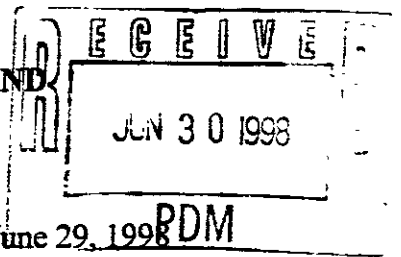
RWB:HJO:jrb

cc: File

ZONE0629.478

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: June 29, 1998 BDM

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item No. 458, 473, 478, 484, 485, and 487

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:

A handwritten signature in cursive script that reads "Jeffrey W. Long".

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 6-22-94
Item No. 478 WCR

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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: PDM
FROM: R. Bruce Seeley *RBS/4D*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 6/22/98

DATE: 7/2/98

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

- Item #'s:
- 473
 - 474
 - 478
 - 484

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Department of Permits and
Development Management

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

June 24, 1998

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

RE: Drop-Off Petition Review (Item #478)
2401 Cleanleigh Drive
9th Election District

Dear Mr. Hoffman:

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 no unaddressed zoning issues and/or incomplete information. 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.

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 "CAM/AM".

Catherine A. Milton
Planner II
Zoning Review

CAM:rye

Enclosure (receipt)

c: Zoning Commissioner



ABLE, BAETJER AND HOWARD, LLP
Incorporating professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

June 3, 1998

Hand Delivery

Mr. Carl Richards
Department of Permits and Development Management
County Courts Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petitioner: Jeepers, Inc.
Property Owner: Lamar Company
Location: 2401 Cleanleigh Drive, Parkway Crossing Shopping Center
Petition for Special Exception

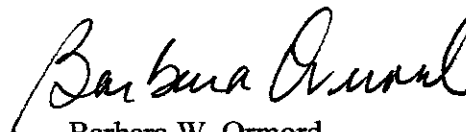
Dear Mr. Richards:

I am hereby drop filing the enclosed Petitions for Special Exception with regard to the above captioned property. This request has not been previously reviewed by your office. This property is not in violation of any zoning laws. Enclosed are the following documents:

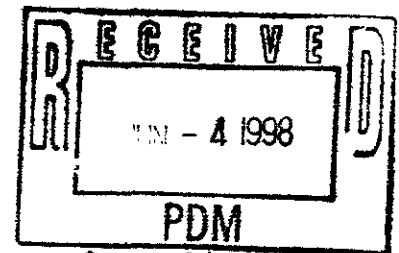
1. Petition for Special Exception (3);
2. Zoning Description (3);
3. Site Plan (12);
4. 200' Scale Zoning Map (1);
5. Newspaper Advertising Form; (1) and
6. Check in the amount of \$300.00

If you have any questions, please give me a call.

Sincerely,



Barbara W. Ormord
Legal Assistant



Rec 24 June

cc: Robert A. Hoffman, Esquire

98-418-X

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



PARKWAY CROSSING SHOPPING CENTER



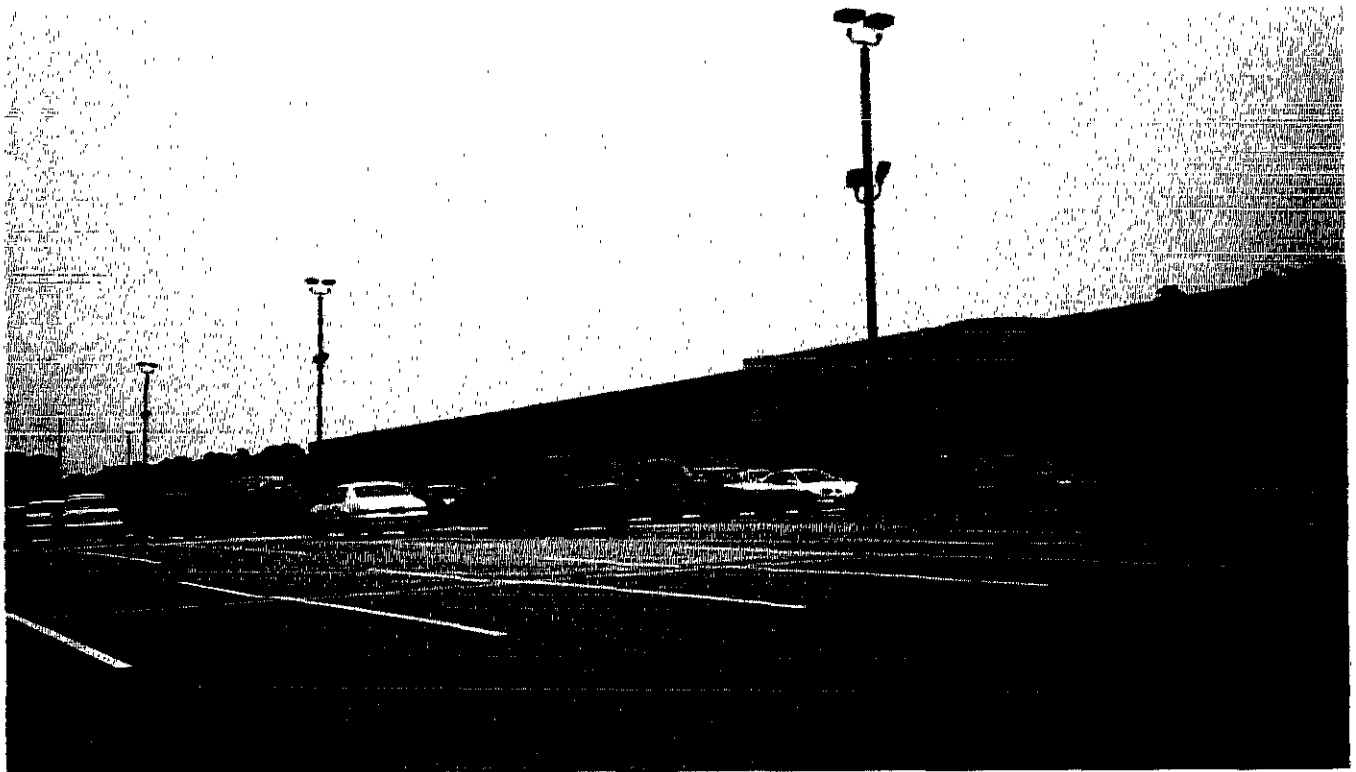


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WILLIAM MONK, INC.

ENGINEERS • PLANNERS

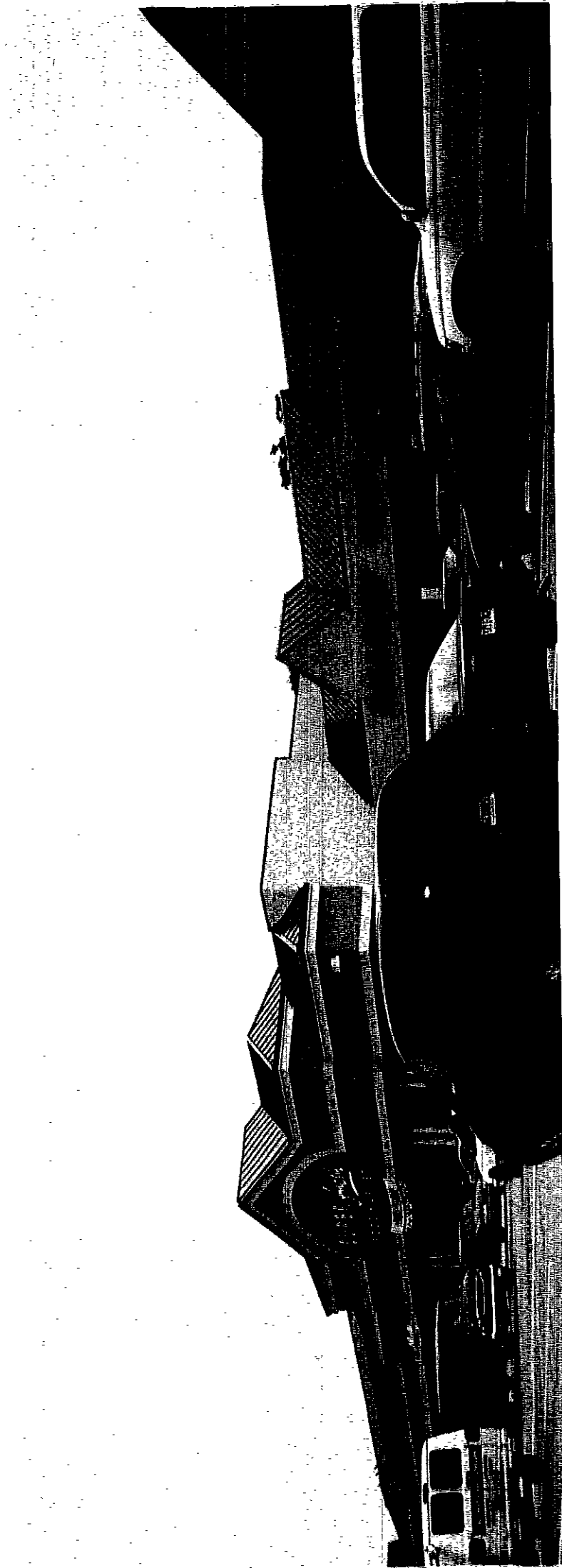


PARKWAY CROSSING SHOPPING CENTER



WILLIAM MONK, INC.

ENGINEERS • PLANNERS



PARKWAY CROSSING SHOPPING CENTER

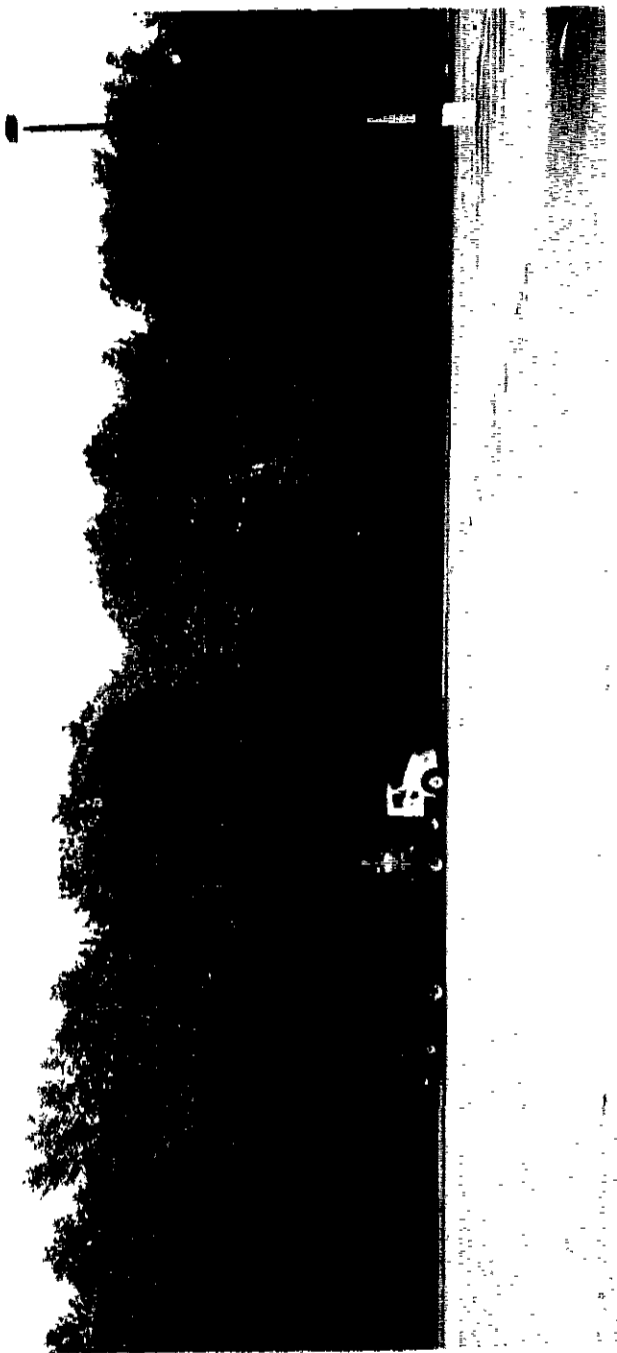
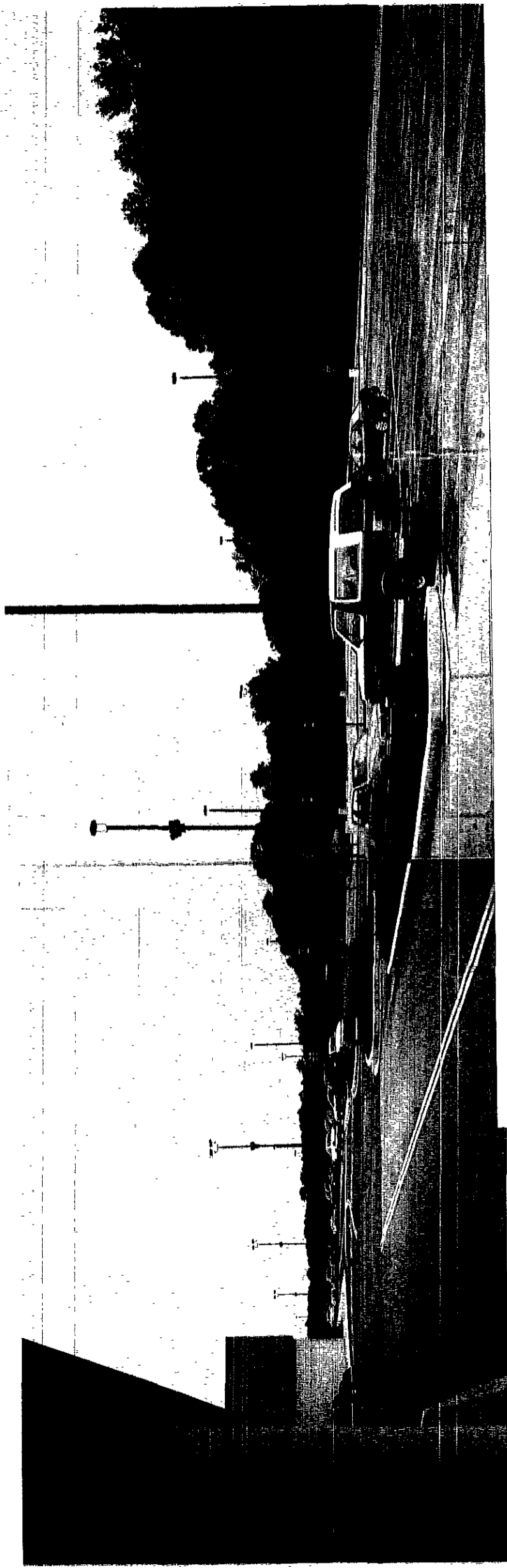
WILLIAM MONK, INC.

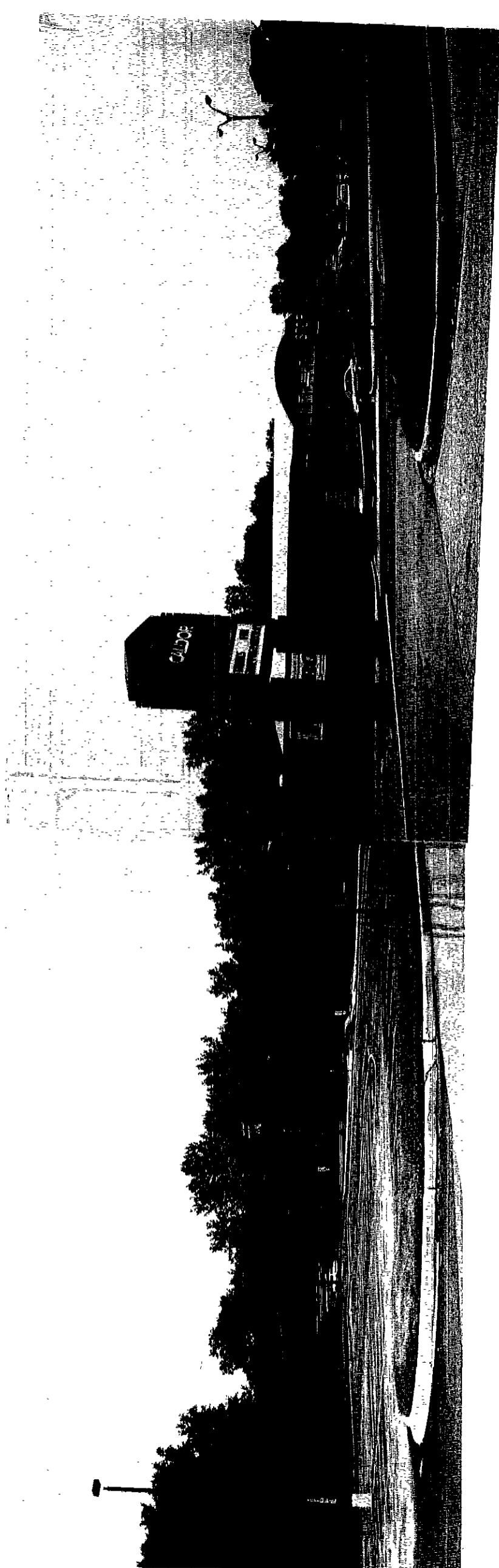
ENGINEERS • PLANNERS



2525 PERRING PARKWAY

JEEPERS







June 5, 1996

MARK T. DUFTON
REGIONAL DIRECTOR OF REAL ESTATE



Mr. Nabil El-Hage
Chairman & CEO
Jungle Jim's Playland
60 Hickory Drive
Waltham, MA 02154

60 Hickory Drive
Waltham, MA 02154
Tel: 781-890-1800
Fax: 781-890-1810

City of Rockville
11 Maryland Avenue
Rockville, Maryland
20850-2364

Mayor & Council
(301) 309-3313
TDD (301) 309-3187
FAX (301) 762-7153

Dear Nabil,

I wanted to take a moment to tell you how glad I am that you chose to locate JEEPERS! in Rockville. From the outset, I have been impressed with the way you do business. Not only have you established an exciting entertainment venue for our youth, but also you have been very eager to give something back to our community.

Although you have only been open for a few months, the list of your contributions is a long one. You turned your grand opening into a fundraising event for the Children's Inn, which provides housing for the families of young patients at the National Institutes of Health. You then had a party for all of our police, fire, and public works employees, along with their families, to thank them for the excellent job they had done during the terrible winter just past. Many of them told me how much they enjoyed the evening, which included free rides and tokens. You held an employment fair in Lincoln Park, one of our more economically disadvantaged neighborhoods, and have offered jobs to a large number of area youth. Finally, you agreed to become a major sponsor of our Hometown Holidays event, which enabled us to buy 3D glasses for our laser light show. The public's response to that gesture has been overwhelming.

Throughout, you have met with me regularly to let us know of your plans and to ask if there are other ways in which you might help. I know starting a new venture is never easy, but if anyone deserves to be successful it is you and your entire organization. I look forward to working with you in the years ahead.

Fondly,

Rose G. Krasnow
Mayor

MAYOR
Rose G. Krasnow

COUNCIL
Robert E. Dorsey
Glennon J. Harrison
James T. Martinan
Robert J. Wright

CITY MANAGER
Rick W. Kuckahn

CITY CLERK
Paula S. Jewell

CITY ATTORNEY
Paul T. Glasgow



Overview

June, 1998

What is it?

Jeepers! Inc. is a retail indoor shopping center animated park that offers fun, food, games, rides, parties and entertainment to families with children age 12 and under. Jeepers! is a destination tenant...but it can also present an impulse and convenience image to its target customers.

Where it is?

Jeepers! is new....but it's growing. Stores are currently in operation in Greenbelt and Rockville, MD, Elizabeth, NJ, Fairfax, VA, Olathe, KS, Des Plaines and Norridge, IL, Livonia and Roseville, MI, Glen Burnie, MD, Albany, Buffalo, and Nyack, NY. Stores will be opening very soon in Merrimac Plaza in Methuen, MA, (mid-July), Great Lakes Mall in Auburn Hills, MI and Hudson Valley Plaza in Kingston, NY. Deals are in their final stages in Chantilly, VA, Southfield, MI, Waldorf, MD and in New York City. We've made deals with great companies like Simon DeBartolo, Glimcher, Shostak, Taubman and Pyramid and we intend to show many more great landlords that we will be an exciting and vibrant customer-drawing tenant in their shopping centers.

What's the plan?

Jeepers! will open at least 12 new stores in 1998 and 24 more in 1999. Our target area will be the Northeast, Mid-Atlantic, and Midwest during that time, and expand beyond that as soon as we establish solid market identity.

Why do Jeepers! stores do so well?

- We have parties - birthdays and all kinds. Jeepers! stores can celebrate 40-50 parties per day on weekends and over 100 per week. Now that's customer traffic to shopping centers that can also build business for our co-tenants.
- We have games - non-violent and challenging skills games that parents and children can play together.
- We have rides - 5 or 6 major mechanical rides from roller coasters to bumper cars to kiddie rides. All are top quality, all are exciting, and all are scaled down for indoor use. Kids have a great time with lots of smiles on Jeepers! rides.
- We have soft play - playgrounds that offer kids tubes, slides, climbs, and obstacle courses where they can play safely and follow their imaginations.
- We have food - Pizza Hut Pizza, chicken caesar salad, burgers, hot dogs, chicken tenders, mozzarella sticks, soft drinks and more.

What do we need?

Jeepers! stores are approximately 22,000 sq. ft. and are located in large regional shopping centers, regional malls, and major shopping centers or destination projects that are supported by dense population and vehicle traffic. We like movie theater and big box retailer co-tenants and we have great flexibility in store layout. Jeepers! can work well with new construction or existing space. If you have a Jeepers! location, please contact Dennis McMullen, Senior Vice President of Development at (781) 890-1800, fax to (781) 890-1810 or write Jeepers! 60 Hickory Drive, Waltham, MA 02154.



Real Estate Criteria

Trade Area

Five to seven miles in densely populated areas. Probably as big as ten miles in more suburban areas. Population should be 250,000 and up in five miles.

The Site

Large, visible projects with access and high vehicle traffic. Parking should be plentiful. Best sites are regional malls (A and B Level) and larger power centers. For great trade areas, we will consider specialty sites with excellent access, visibility (we need signs) and dedicated parking for 125-150 cars.

Space Condition

Normally we take existing space but can also work on new construction. For existing buildings, we want landlord to up-grade quality of roof (new if necessary) and mechanics, (electric, plumbing and HVAC). For new construction we want builders shell with mechanicals stubbed to building and HVAC in place. In both cases, we will need landlord construction allowance to finish space to our plans (approx. \$40 sq. ft.) depending on amount of work needed. Allowance can be structured with a combination of cash and first year rent credit after opening.

Special Needs

Jeepers! roller coaster requires about 1200 sq. ft. of area with a clear span ceiling height of 18 feet from underside of joist to floor. We like buildings with high ceilings.

Column spacing should be 30x40 feet. Our rides require lots of open space for safety.

We need 4 exit doors around the building to comply with codes.

Jeepers! is flexible on space configuration with a preference for rectangles and a need for a clearly identifiable store front and signing (including pylon prominence).

The Deal

Term: Ten years with two-five year options

Rent: Prefer gross rent structure

Size: 22,000 sq. ft. with a range of 19,000-25,000 sq. ft.

106-8291 [JEEPERS! INC]

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ATTN: 07M SELESKY

IN DATE

Statement Date: DEC 31 1996

DUNS: 78-106-8291
SPERS! INC
(FORMERLY: JUNGLE JIM'S PLAYLANDS INC)
+JUNGLE JIM'S PLAYLANDS
+JEEPERS!
+JEEPERS JR!
HICKORY DRIVE, 5TH FLR
D BRANCH(ES) OR DIVISION(S)
LTHAM MA 02154
TEL: 781 890-1800

DATE PRINTED
OCT 08 1997
AMUSEMENT PARKS
SIC NO.
79 96

SUMMARY
RATING 4A2
STARTED 1991
SALES F \$9,687,000
WORTH F \$18,073,382
EMPLOYS 900(40 HERE)
HISTORY CLEAR
FINANCING SECURED
FINANCIAL
CONDITION STRONG

IEF EXECUTIVE: NABIL N EL-HAGE, PRES

SPECIAL EVENTS
1/28/97 Business name changed to Jeepers! Inc from Jungle Jim's Playlands Inc. The capital stock ownership of Jeepers! Inc is as follows: 47% of the capital stock is owned by Centre Capital Investors (Ltd Partnership). 17% of the capital stock is owned by J P Morgan Capital Corp. 11% of the capital stock is owned by Dickstein & Co, LP. The remaining 25% of the capital stock is owned by two outside investment companies and other individuals, with no one person owning more than 10%.

CUSTOMER SERVICE

If you have questions about this report, please call our Customer Service Center at 1-800-234-3867 from anywhere within the U.S. If you are outside the U.S., contact your local D&B office.

*** Additional Decision Support Available ***

Additional D&B products, credit recommendations and specialized investigations are available to help you evaluate this company or its industry. Call Dun & Bradstreet's Solution Center at 1-800-362-3425 from anywhere within the U.S.

SUMMARY ANALYSIS

The Summary Analysis section reflects information in D&B's file as of October 6, 1997.

RATING SUMMARY

The "4A" portion of the Rating (the Rating Classification) indicates that the company has a worth from \$10 million to \$50 million. The "2" on the right (Composite Credit Appraisal) indicates an overall "good" credit appraisal. This credit appraisal was assigned because the payment information in D&B's file indicates that the majority of this company's obligations are retired satisfactorily and because of D&B's "strong" assessment of the company's December 31, 1996, fiscal financial statement.

Below is an overview of the company's D&B Rating(s) since 05/08/97:

Table with 2 columns: RATING, DATE APPLIED. Row 1: 4A2, 05/08/97

JEEPERS! OPEN PARKS:

Store Name	Address	City	State	Landlord
Rockville	700 Hungerford Dr.	Rockville	MD	Rockville Joint Venture
Greenbelt Mall	6000 Greendbelt Rd.	Greenbelt	MD	GB Mall LP
Norridge	4516 North Harlem Ave.	Norridge	IL	Norran Corp.
Elizabeth	900 Center Dr.	Elizabeth	NJ	Toys 'R' Us
Fairfax	13035 Fair Lakes Blvd.	Fairfax	VA	Toys 'R' Us
Palisades Center	4662 Palisades Center	West Nyack	NY	The Pyramid Companies
Mall of the Great Plains	20070 West 151 st St.	Olathe	KA	Glimcher Realty Trust
Macomb Mall	32241 Gratiot Ave.	Roseville	MI	Schostak Brothers
Wonderland Mall	29859 Plymouth Rd.	Livonia	MI	Schostak Brothers
Walden Galleria	One Walden Galleria	Buffalo	NY	The Pyramid Companies
Crossgates Commons	161 Washington Ave.	Albany	NY	The Pyramid Companies
Glen Burnie Mall	6711 Governer Ritchie Hwy.	Glen Burnie	MD	Simon Debartolo
Merrimac Plaza	180 Haverhill St.	Methuen	MA	Dickinson Development

JEEPERS! OTHER SIGNED LEASES:

Store Name	Address	City	State	Landlord
Parkway Crossing		Baltimore	MD	Lamar Companies
Westview Mall		Baltimore	MD	The Peterson Co.
Great Lakes Crossing		Auburn Hills	MI	Taubman Development
Randall Park Mall		Cleveland	OH	Simon Debartolo
Hudson Valley Plaza		Kingston	NY	The Pyramid Companies
Concorde Green Shopping Center		Glendale Heights	IL	Glendale Heights Partners
Lansing Square		Lansing	IL	Inland Commercial

Jungle Jim's Locations

Jungle Jim's Plaza
2726 South Alma School Road
Mesa, AZ 85210
(602) 820-8300
(602) 820-8262 Fax

Bell Tower Plaza
4961 West Bell Road
Phoenix, AZ 85308
(602) 439-9200
(602) 439-3049 Fax

Union Point Shopping Ctr.
739 East Fort Union Blvd.
Midvale, UT 84047
(801) 568-0236
(801) 568-1111 Fax

13311 San Pedro
San Antonio, TX 78216
(210) 490-9595
(210) 490-3447 Fax

Market Place Shopping Center
723 West Golf Road
Des Plaines, IL 60016
(847) 640-6014
(847) 640-6356 Fax



PRESS RELEASE

For Immediate Release

DENNIS J. MCMULLEN NAMED SENIOR VICE PRESIDENT OF DEVELOPMENT FOR JEEPERS! INC.

WALTHAM, MA - OCTOBER 2, 1997 - Dennis J. McMullen has been named Senior Vice President of Development for Jeepers! Inc. Jeepers! Inc. is a retail owner and operator of indoor shopping center animated theme parks serving families with children 12 and under.

Mr. McMullen joins Jeepers! Inc. following a 21-year career with CVS Corporation where he served as Senior Vice President Real Estate. During his tenure at CVS, the company grew from 200 stores to 1,500 stores followed by the acquisition of the 2,600 store Revco Drug Company. Prior to joining CVS, Mr. McMullen worked at the Grand Union Supermarket Company of Wayne, New Jersey and a licensed Real Estate Broker in Massachusetts and New York.

In his new position, Mr. McMullen will be responsible for all new store development at Jeepers! Inc. Key target markets initially will be the Northeast, Mid-Atlantic, Southeastern and Mid-Western states. He will have his office at Jeepers! Inc. headquarters in Waltham, Massachusetts and will report to Nabil N. El-Hage, Chairman and Chief Executive Officer.

Mr. McMullen is a resident of Westborough, Massachusetts.

Jeepers! Inc. will open 6 stores in 1997. Plan for expansion include 12 additional stores in 1998 followed by 24 stores in 1999. Store sizes are targeted at approximately 22,500 sq. ft. and are usually found in large regional shopping centers and in regional malls.



PRESS RELEASE

For Immediate Release

DUFTON NAMED REGIONAL DIRECTOR OF REAL ESTATE FOR JEEPERS! INC.

WALTHAM, MA - JANUARY 6, 1998 - Jeepers! Inc., the nationwide owner and operator of indoor animated theme parks serving families with children 12 and under, recently announced the appointment of Mark T. Dufton as Regional Director of Real Estate.

Mr. Dufton comes to Jeepers! with over 10 years of extensive experience in commercial real estate. He most recently worked at BankBoston as senior manager of acquisitions and dispositions where he managed the acquisition, disposition and leasing of all retail facilities throughout New England. Prior to joining BankBoston, he served as real estate leasing manager and assistant vice president for First Chicago; as senior development project manager for The Greeby Companies, Inc.; and senior construction manager for the U.S. Army Corps of Engineers.

Mr. Dufton earned a Bachelor's Degree in electrical engineering from the United States Military Academy at West Point and a Masters of Business Administration from the University of Massachusetts at Lowell.

In his new position with Jeepers! Inc., Mr. Dufton will be responsible for concluding real estate transactions. He will be involved with legal coordination of leases, administration of deals with the real estate community, property administration support with the Jeepers! staff and real estate site analysis.

Jeepers! Inc. is a new concept in family entertainment that incorporates the rides

(more)

Jeepers! Inc.

Page 2

and excitement of outdoor amusement parks with indoor convenience and climate control. An important element of the 25,000 square foot parks, and what sets them apart from the competition, is the Tiny Rhino Diner - Jeepers! own restaurant that serves Pizza Hut pizza and other family fare.

Jeepers! Inc. operates 14 parks in the United States: two in Washington, D.C., two in Detroit, two in Chicago, two in Kansas City, two in Phoenix and one each in San Antonio, Salt Lake City, Albany and Buffalo. The company plans to open 12 parks in 1998 and 24 parks in 1999. Also, two Jeepers Jr! "mini parks" opened inside Toys 'R' Us KidsWorld stores in Elizabeth, NJ, and Fairfax, VA in 1996.

Jeepers! Inc. is backed by some of the leading investment firms in the nation including Centre Capital Investors II, an affiliate of Lazard Freres, Generation Capital Partners, Dickstein & CO., J.P. Morgan Investment Corp. and Braemar Capital Partners I.

###



June 5, 1996

City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364

Mayor & Council
(301) 309-3313
TDD (301) 309-3187
FAX (301) 762-7153

Mr. Nabil El-Hage
Chairman & CEO
Jungle Jim's Playland
60 Hickory Drive
Waltham, MA 02154

Dear Nabil,

I wanted to take a moment to tell you how glad I am that you chose to locate JEEPERS! in Rockville. From the outset, I have been impressed with the way you do business. Not only have you established an exciting entertainment venue for our youth, but also you have been very eager to give something back to our community.

Although you have only been open for a few months, the list of your contributions is a long one. You turned your grand opening into a fundraising event for the Children's Inn, which provides housing for the families of young patients at the National Institutes of Health. You then had a party for all of our police, fire, and public works employees, along with their families, to thank them for the excellent job they had done during the terrible winter just past. Many of them told me how much they enjoyed the evening, which included free rides and tokens. You held an employment fair in Lincoln Park, one of our more economically disadvantaged neighborhoods, and have offered jobs to a large number of area youth. Finally, you agreed to become a major sponsor of our Hometown Holidays event, which enabled us to buy 3D glasses for our laser light show. The public's response to that gesture has been overwhelming.

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MAYOR
Rose G. Krasnow

COUNCIL
Robert E. Dorsey
Glennon J. Harrison
James T. Murrinan
Robert J. Wright

CITY MANAGER
Rick W. Kuckahn

CITY CLERK
Paula S. Jewell

CITY ATTORNEY
Paul T. Glasgow

Fondly,

Rose G. Krasnow
Mayor

The Boston Globe

WEDNESDAY, OCTOBER 15, 1997

Emerging **Business**

A REPORT ON NEW ENGLAND'S GROWING COMPANIES

Entertainment

Jeepers! to open 36 indoor play sites by '99

Jeepers! Inc. of Waltham, which develops and operates indoor animated amusement areas for children under 12, said it plans to open a dozen more stores next year and 24 in 1999. The company has 12 freestanding stores – two each in Washington, Detroit, Chicago, Phoenix, and Kansas City, Kan., and one each in San Antonio and Salt Lake City. It also operates Jeepers Jr! “miniparks” in Toys “R” Us KidsWorld Stores in Elizabeth, N.J., and Fairfax, Va.

Jeepers! Inc.'s investors include Centre Capital Investors II, an affiliate of Lazard Freres; Generation Capital Partners; Dickstein & Co.; J.P. Morgan Investment Corp.; and Braemar Capital Partners I.

Jeepers a Joy, At Least for Kids

By Kevin McManus

A GREAT, GAUDY emporium of family entertainment called Jeepers has just opened its doors in Rockville. My kids have gone there three times and are clamoring for a fourth visit. I don't know whether to feel elated or worried.

I know I'm supposed to be happy about any safe, fun, convenient activity that can help me bribe my kids to behave ("If you're *really good*, we'll go there Saturday"). And Jeepers certainly can do that: Its rides, games, play area and happy-food menu make it a kid-pleasing synthesis of Chuck E. Cheese, the Discovery Zone and an amusement park.

But I'm worried about what I may find at Jeepers as soon as it becomes wildly popular, which could happen any minute now.

Will I find a jammed parking lot outside? Perhaps. Frenetic crowds inside? Probably. Leftover cash in my wallet after a visit? Certainly not. Jeepers is a sort of nightmare cash machine: Your kids push your buttons, and money moves straight from your pocket to the nearest cashier.

Going in, you pay \$10.99—\$5.99 on school days—for a wristband for each child. The band entitles its wearer to unlimited access to the "soft play" area (slides, tunnels, ball pit) and to the amusement park-style rides, including a roller coaster, a scrambler, bumper cars and two kiddie conveyances (Jeeps and flying bananas).

As a parent, you can ride free without a wristband or ticket if you're escorting a child on the coaster or scrambler.

The rides, though smaller than full-scale models found at carnivals, move fast enough to make your stomach do the alley-oop. You'll find nothing to rival them in any indoor setting around here.

The scrambler is at one end of the huge space (which used to house a Mazda dealership) and the coaster is at the other end. Between them lies the game area, where in a two-hour visit you can easily blow another 10 bucks per child.

The games require one to four tokens per play (tokens cost 25 cents apiece) and may be addictive enough to make even nice kids whine for more, more, *more* tokens. My 8-year-old son took a particular liking to the Cyber Cycle, a tilt-able motorbike frame set up in front of a video screen that creates a simulated race through a scenic course. In 15 minutes I dumped about four bucks' worth of tokens into the Cyber Cycle, as my son sat there gleefully tilting and revving and going nowhere. On another visit, I climbed onto a cycle and did the same thing for 10 minutes. And loved it.

There's an assortment of other token-gulping contrivances, from simulated car and downhill ski races to old standbys such as basketball, bowling and whack-the-monster. There are no



PHOTOS BY BILL O'LEARY—THE WASHINGTON POST

Patty Raber-Max and her daughter Lindsey, 3, go for a ride at Jeepers, a new family entertainment emporium in Rockville.

it wants to cultivate a "family friendly" image. Though anyone can enjoy the rides and games, they seem best suited to kids between the ages of 2 and 13.

As you know, it's bad form to treat kids to rides and games without also treating them to food and drink. At Jeepers, available fare includes burgers, subs, pizza (from an on-premises Pizza Hut) and other diner-style stuff. For lunch for a family of four, served fast-food style, count on a tab of \$15 to \$20.

Does the Jeepers experience sound pricey? Nabil El-Hage, president of the company that owns the place, wants you to know that you can save money by buying individual ride tickets instead of the wristband. These cost 60 cents to a dollar apiece, depending on how many you buy. But if you're in a riding mood, they won't last long. Admission to either the coaster or the scrambler is three tickets.

El-Hage also wants you to know that the Rockville Jeepers is the first of its kind—in the whole country!—and that two more will be built in Northern Virginia in 1996.

Probably the thing El-Hage wants to emphasize most strongly is that Jeepers won't get too crowded for people to enjoy it. The parking lot *won't* be full, he says. The lines for rides and food *won't* be long. The games *won't* break down due to chronic overuse.

I would like to believe he can guarantee such things. But I've spent enough time in family fun emporiums to know that a place can actually become unbearably entertaining. This, alas, may be one of them.



Alyson Gerstman, 2, meets a friendly costumed character. Finished before the weekend. If the lot gets full, be careful where you park. Nearby private lots have threatened to tow Jeepers customers. All children under 16 must be accompanied by a parent. A blanket fee covering all rides, but not games or food, is \$10.99 (\$5.99 on school days) with group rates available. Ride tickets can be purchased individually for \$1 apiece or 20 tickets for \$12. Game tokens cost 25 cents. Jeepers has birthday party packages from \$12.95 to \$18.95 per guest; for party info call 800/453-3737 (800-JEEPERS). For general information call 301/340-3308.

Next week in this space: Places like Jeepers and Discovery Zone a little too commercial, loud and expensive for you? Check out our list of community centers that offer drop-in play.

JEEPERS — 700 Hungerford Dr. (Route 355), Rockville. Open 10 to 9 Sunday through Thursday and 10 to 10 Fridays and Saturdays. At press time, the parking lot was being resurfaced and a Jeepers manager said work would be

Jeepers creepers

An engaging, interactive family entertainment center called Jeepers! finds a new, visual image amongst a crowd of crazy characters.

How do you design a family entertainment center that sets the stage for hours of fun, bombards the senses with visual stimulation, encourages interactive playing, and meets strict budgetary restrictions?

This was our assignment when Jungle Jim's Playlands, Inc. asked us to create a new, repositioned prototype for the company's chain of family entertainment centers.

To establish a new image, the client changed the facility's name to Jeepers!; the tagline, "Fun, Food, & a Monkey!," sums up what the entertainment experience is all about.

Since the budget ruled out an architectural approach, we developed a graphics-based solution that relies on elaborate theming, engaging characters, catchy names and a host of cost-effective elements.

Working together, Colossal Pictures, Jungle Jim's Playlands and our team created a family of characters

that gives the facility much of its personality. The three principal characters, J.J. the Monkey, his sidekick Kronkle, and Trish the Tiny Rhino, are featured prominently in the theming program and are brought to life by the actors who dress up in the characters' costumes for parties and other special events.

Even though the theming elements are made of relatively inexpensive materials (primarily painted gypsum wall board and stained strand board), we still had to use them selectively to stay within the budget. Accordingly, we concentrated our resources on strategically placed focal points where they'd have the greatest impact.

As a way of heightening the excitement and establishing a distinct identity for each attraction, we created elaborate portals in front of the rides. Imaginative names were used to make the attractions seem special. For example, it's not just a scrambler, but a Tarantula Tangle. The Red Barron plane ride is called the

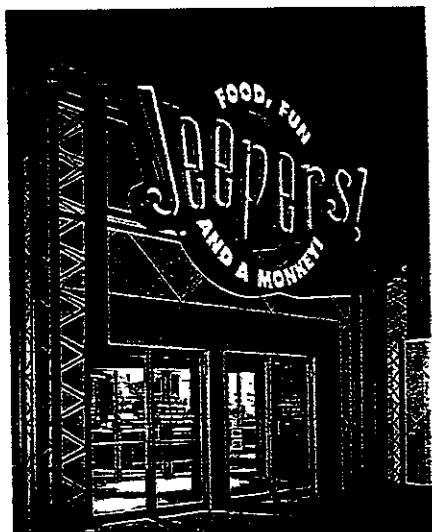
Banana Squadron, and the bumper cars are J.J.'s Driving School.

The staging area for live entertainment was designed as a tree house where J.J. and his friends put on mini performances, such as magic acts and puppet shows. Video monitors show the performance in progress. In the boldly themed party area, kids spin the wheel for prizes and swing at piñatas. Even the Pizza Hut food service is themed: The Tiny Rhino Diner features a 1950s design and a special child-oriented menu.

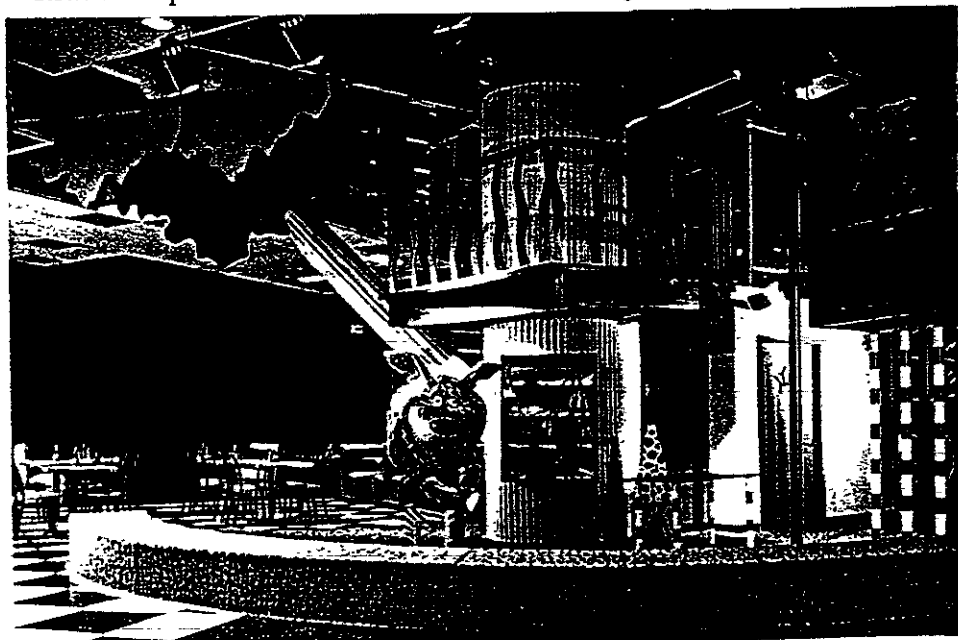
To maintain the momentum, we extended the theming to the employee uniforms, collateral materials and an array of branded merchandise, including stuffed animals based on the characters, t-shirts, sweat shirts, patches, pins and coffee mugs.

The design was so successful that we're creating a scaled-down version: Jeepers, Jr! opens in Toys R Us Kids World Stores this fall.

Michael Beeghly is a vice president and principal in the Cincinnati office of FRCH Design Worldwide.



Vivid graphics made of cleverly painted wall boards set off areas such as the Python Pit (top right). The Jeepers! entrance boasts its witty tagline, "Food, Fun and a Monkey!" (above). Many interactive elements fill Jeepers!, each designed with kids in mind (right).



Reprinted courtesy of Intertec Publishing Corp.

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Children ride with glee at Jeepers!

FAMILY FUN

By Sue Ontiveros

It's a jungle out there, and boy, is it fun. I'm talking about Jeepers!, 25,000 square feet of fun possibilities tucked next to the Sony Theaters in Norridge. The indoor entertainment center made its debut in the Chicago area this month, so on a recent cloudy day, we checked it out.

As I mentioned, the theme is jungle here among the amusement park-style rides, soft playground and games. The staffers handling the rides wear tan safari hats, the restaurant is called the Tiny Rhino Diner . . . you get the picture.

My son and his friend decided they'd concentrate on the rides first, and headed toward the Python Pit. The roller coaster twists its way around and up, then speeds down into a little cave-like area where dozens of pairs of little eyes peer out of the painted jungle inside. It's dark in the jungle there, except for a burst of black lights that the kids liked because it made their clothes glow.

Next they headed over to the Yak Attack, which offers a fast, bumpy circular ride. Halfway through it, the ride stops, then goes in reverse, and kids tilt in the bright green attached cars. From the squeals, I'd say that going in reverse was a hit.

The Banana Squadron sends kids up into the air riding in bright yellow bananas. Riders can use their individual controls to direct their flying bananas up and down.

Next they headed over to Jeepers Creepers, the soft-surface playground. Here kids can climb up the ropelike surface and wriggle their way through the maze of tubes and slides. The playground has these neat triangular landings, perfect for games of hide and seek. There's also a separate

Jeepers!

- 4516 N. Harlem Ave., Norridge
- Open daily; call for hours
- \$10.99 per child for unlimited rides (\$3.99 for children under 3 feet)
- (800) 533-7377

climbing area for the youngest of visitors. I liked the way Jeepers! set up the games. Instead of having them jammed all in one area, they're spread out.

There's a good selection of games with enough variety in skills required so that the youngest visitors aren't frustrated and the oldest aren't bored.

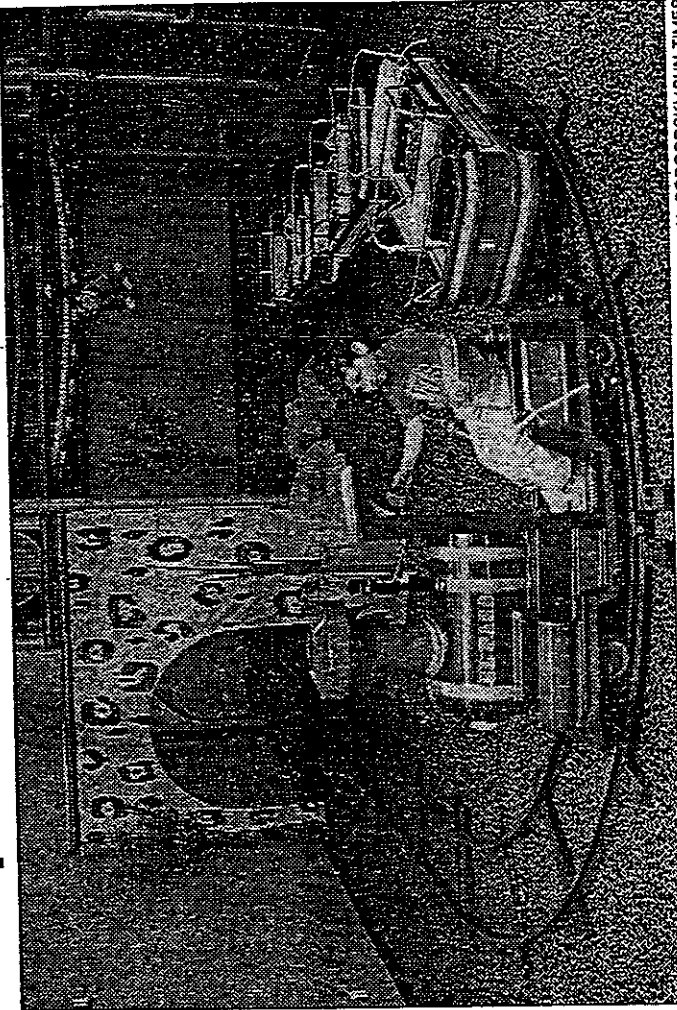
We all got a ghoulish laugh out of the sound effects on the Spider Splat. The colored circles on the floor light up, denoting "spiders." As you step on them, well . . . The Tiny Rhino Diner is pretty roomy, and has an ample selection of appetizers, sandwiches, burgers and Pizza Hut pizza. I was impressed to find some healthy options, such as the variety of salads and grilled chicken breast sandwiches. Ice cream and floats are available to satisfy one's sweet tooth.

Except for one drippy teen, the staff was courteous and friendly. A couple of our games jammed up, and they were quick to come help fix them.

As long as I'm giving a thorough report, let's talk about the restrooms. They're very colorfully painted and clean, with sinks thoughtfully placed at a height children actually can reach.

We had a good time at Jeepers! and all agreed we'd like to come back for more. Perhaps for a party. Parents can make reservations for various types of staff-assisted parties. One feature parents will appreciate

Jeepers! indoor playland



AL PODGORSKI/SUN-TIMES

Jeepers!, an indoor entertainment center for children, opened this month at 4516 N. Harlem in Norridge. It is the safety-conscious area for pinata breaking—no worry about some kid getting bonked when someone's whacking at the pinata.

COOKIE BREAK: After the high-tech fun at Jeepers! we stopped for some old-time enjoyment at the Cookie Jar, the Maurice Lennell cookie factory store in the same strip as Jeepers! Kids can watch from the windows as cookies go through various steps along the conveyor belt. Inside the store you can sample cookies from little buckets before taking boxes home. The smell is intoxicating, and you have more willpower than us if you can resist sampling and buying.

STORY TIME: The Jefferson Park Library Branch will start a story hour series for preschoolers at 10 a.m. Thursday and continue every Thursday through Oct. 2. The program will include stories, songs and games. It is free, but registration is required. A parent or guardian must accompany each child.

The Jefferson Park branch is at 6363 W. Lawrence. For more information, call (312) 744-1998.



HAPPY MONKEYS
AND A MONKEY!
FOOD, FUN

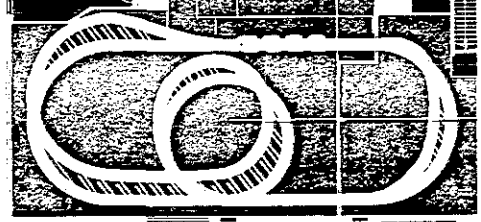
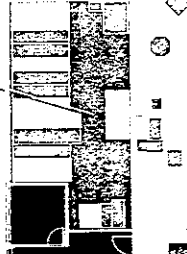
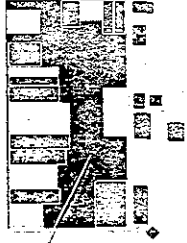
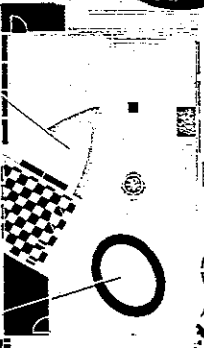


PIZZA HUT



DRIVING SCHOOL

13110 GANMITE



Party ANIMALS

Party ANIMALS



MINI PATROL



JEEPERS!

"White Box" Specifications

<u>Area of Premises:</u>	22,500 square feet (Range is 20,000 to 25,000 Sq. Ft.)
<u>Minimum Store Frontage:</u>	110'
<u>Minimum Structural Headroom:</u>	18' - 0" for Python Pit and Jeepers! Creepers; 16' - 0" elsewhere (18' - 0" preferred throughout)
<u>Minimum Column Spacing:</u>	25' x 30' minimum (30' x 40' preferred)
<u>Roof:</u>	Landlord to be responsible for leakproof, warranted roof, insulated to meet energy code requirements
<u>Main Entry/Storefront:</u>	Two (2) sets of 3' x 6' 8" manual double doors with hardware and at least 600 square feet of glass
<u>Additional Exits:</u>	Four (4) additional exits with access to public ways
<u>Truck Service:</u>	2 @ 3' x 9' manual hollow metal doors with proper hardware No dock required
<u>Electrical Requirements:</u> (Stubbed to designated location in Lessee's Premises)	800 Amps @ 480/277 volts 3 Phase 4 wire, or 1600 Amps @ 208/120 volts 3 phase 4 wire. Secondary feeder to match voltage and ampere rating for site specific requirements. Landlord is responsible for all service grounding in accordance with Local and National Coding. Landlord to provide service entrance equipment which includes a Main Distribution Panel (MDP), voltage and ampere rating to match service. MDP shall also include feeder breakers sized to accommodate Jeepers electrical requirements. Panel shall be rated to match available fault current. (Pulse meter and meter socket shall be included by landlord in accordance with local utility requirements.)
<u>Other Utilities/Services:</u> (Stubbed to designated location in Lessee's Premises)	4" gas main (3209 CFH), 2" domestic water line, 4" sewer line with capacity to handle 200 seat restaurant (two locations) 3" telephone conduit and pull wire from service point, Applicable Fire Control Panel (or 1" conduit and pull wire to existing panel)
<u>HVAC Requirements:</u>	120 tons cooling capacity (preferably 6 - 20 ton units 1 ton per 235 sq.ft. Energy management control system - NOVAR Controls If split system is required, do with ducted outside air. Smoke evacuation system if required All structural supports, roof penetrations and curbs will be done by LL. All rigging and placement of RTU's done by LL.
<u>Sprinkler:</u>	Wet sprinkler system installed to meet NFPA requirements
<u>Interior Finishes:</u>	Walls - Exterior and demising walls insulated, taped and sanded; Floors - Exposed, reinforced concrete throughout (or equal credit); Ceiling - Painted exposed structure or acoustic tile and Lighting - General area lighting (recessed floor. and HID fixtures)
<u>Signage:</u>	Jeepers requires the right to install internally illuminated logo signage at its main entrances, including "Pizza-Hut" and "Tiny Rhino Diner" and another highly visible exterior location (preferably on a pylon). Right to install a "Coming Soon" package.



Use Clause

The **Demised Premises** shall be used for the operation of a family entertainment and amusement center, including without limitation, a game room, party room, mechanical rides, softplay areas, electronic games, games of skill, amusements, arcades, coin and token operated devices and the retail sale of novelty and gift items. Tenant may also operate, within the Demised Premises, as an incidental part of its entertainment and amusement business, a full service or counter service restaurant, initially serving from a menu substantially similar to that attached hereto, and thereafter from a menu substantially similar to that used in Guarantor's other locations. In addition, Tenant may sell packaged candy, soft drinks, cotton candy, popcorn, pretzels and snack food intended to be consumed on the premises.



CONTACT:
David Imre/Roseann Glick
IMRE & Associates
(410) 821-8220

JEEPERS! WITHDRAWS IPO AND ANNOUNCES NEW FINANCING

Waltham, MA (June 19, 1998) – Jeepers! Inc. announced today that it had chosen to withdraw its Initial Public Offering of equity due to prevailing market conditions.

The company also announced that it had secured commitments of \$22.5 million in fresh capital from private sources and that it fully intends to pursue its previously-stated aggressive expansion plans.

“While we are disappointed that our IPO did not coincide with good market conditions, we are more excited than ever about the growth prospects for Jeepers!,” said CEO and President Nabil N. El-Hage. “This new commitment of \$22.5 million is proof that the Jeepers! concept is a success,” he added.

The company intends to open a total of 12 new parks in 1998 in locations in Maryland, Chicago, Detroit, Cleveland, Massachusetts and other areas. An additional 24 new parks will be opened in 1999.

Jeepers! Inc. operates 15 parks in the United States: two in the Washington, DC area, two in Detroit, two in Chicago, two in Phoenix and one each in Kansas City, San Antonio, Salt Lake City, Baltimore, Albany, Buffalo and Nyack, NY.

-more-



Jeepers! Financing . . . Page Two . . .

The company plans to open 10 additional parks in 1998 (including one in Methuen, MA) and 24 parks in 1999. The company also owns and operates two Jeepers Jr! "mini parks" in Toys "R" Us KidsWorld stores in Elizabeth, NJ, and Fairfax, VA.

Jeepers! Inc., has corporate headquarters in Waltham, MA.

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today's news

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SOURCE Jeepers! Inc.

*CONTACT: David Imre of Roseann Glick of IMRE & Associates,
410-821-8220, for Jeepers!*

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FOUNTAIN!

- Authentic Milk Shakes
(Vanilla, Chocolate or Strawberry) \$2.99
- Floats \$2.50
- Ice Cream Cup \$1.09
- Chocolate or Strawberry Topping \$.25

SWEETS & TREATS!

- Cotton Candy \$1.99
- Popcorn \$1.59
- Giant Pretzel \$1.59
- Chips \$.89

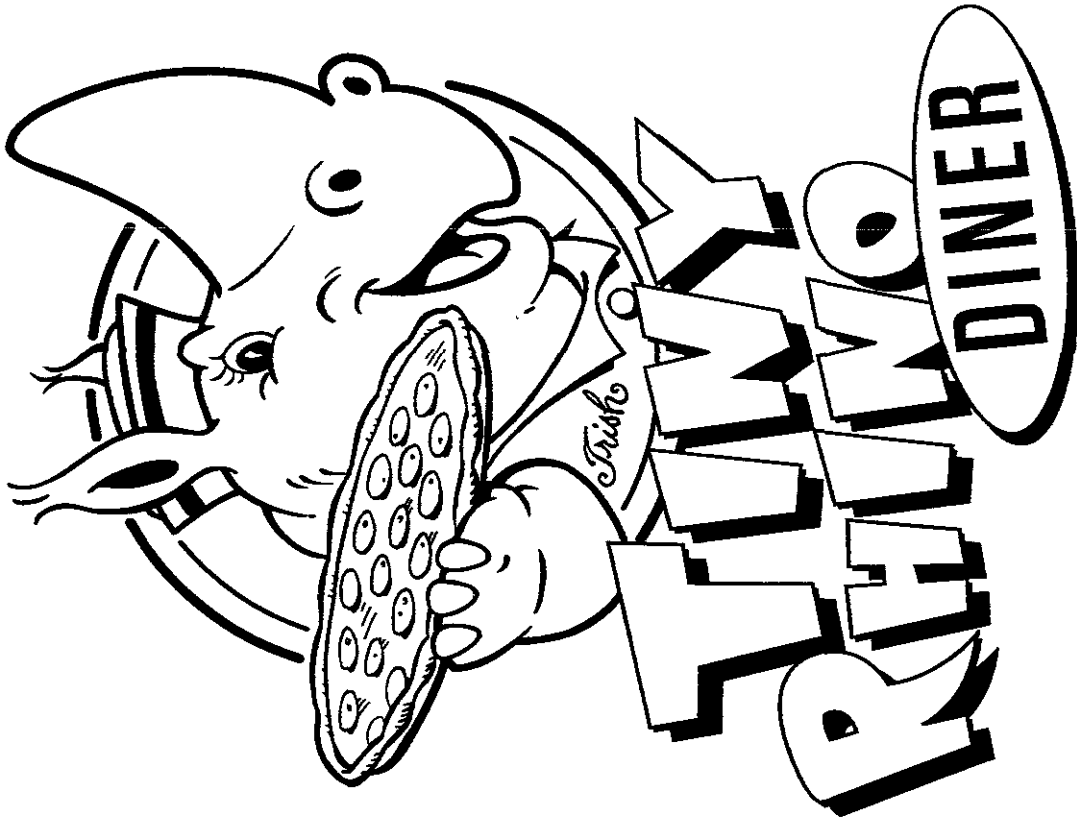
DRINKS!

- Pepsi \$.99
- Diet Pepsi \$1.49
- Slice \$1.99
- Orange Slice \$3.99
- Hawaiian Punch \$1.99
- Root Beer

Small:	\$.99
Medium:	\$1.49
Large:	\$1.99
Pitcher:	\$3.99
Slipper Cup:	\$1.99

Slush Puppie	Small: \$1.39	Large: \$1.99
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- Apple Juice \$ 1.09
- Milk \$ 1.09
- Coffee \$ 1.09
- Hot Chocolate \$ 1.09
- Bottled Water \$ 1.29



STARTERS!

Chicken Tenders \$4.99
 Buffalo Wings Small: \$2.99 Large: \$5.98
 . Mozzarella Cheese Sticks \$3.99
 Nachos — Cheese \$3.25
 Nachos — Grande \$4.99

with Chili, Cheese, Salsa, ' Sour Cream & Black Olives

GREENERY!

Mixed Jungle Greens \$3.25
 Caesar Salad \$4.99
 Chicken Caesar Salad \$6.99

PIZZA HUT® PIZZA

Cheese Large \$12.99
 Pepperoni Lovers® \$16.49
 Meat Lovers® \$16.49
 Veggie Lovers® \$16.49
 Supreme (Trish's Favorite) \$16.49
 Super Supreme (JJ's Favorite) \$17.49
 Each Additional Topping: \$ 1.99

Toppings: Extra Cheese, Pepperoni, Sausage, Beef, Ham, Bacon, Green Peppers, Onion, Mushrooms, Black Olives, Italian Sausage

Personal Pan® Pizza

Cheese	\$3.19
One Topping	\$3.49
Supreme	\$4.19
Super Supreme	\$4.99

Breadsticks

Order of 5	\$1.99
Order of 10	\$3.49

SANDWICHES! Add Fries for Only 99¢

Grilled Chicken Breast Sandwich \$4.99
 Philly Cheesesteak Sub \$4.99
 Hot Meatball Sub \$4.49
 Grilled Ham & Cheese Sandwich \$3.99
 Grilled Cheese Sandwich \$1.99

TRISH'S BURGERS! Add Fries for Only 99¢

Tiny Rhino Burger \$2.29 With Cheese \$2.89
 Hungry Hippo Burger \$3.69 \$4.29

All Beef Hot Dog \$1.99
 with Cheese \$2.29
 with Chili & Cheese \$2.89
 French Fries \$1.39
 Cheese Fries \$1.99
 Chili & Cheese Fries \$2.49

BLUE PLATE PASTASI

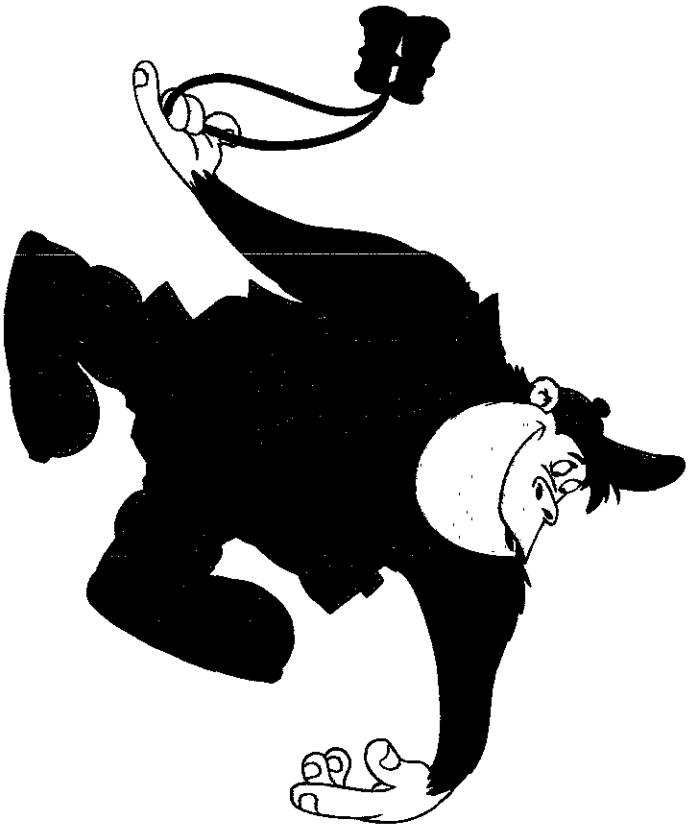
Spaghetti with Sauce Child's \$2.99 Large \$4.49
 Spaghetti & Meatballs \$3.49 \$4.99

KIDS' VALUE MEALS! (for kids 12 and Under)

Value Meals include a small drink and a toy

#1 Personal Pan® Cheese	\$3.99
#2 Personal Pan® Pepperoni	\$3.99
#3 Tiny Rhino Burger with Fries	\$3.29
#4 Tiny Rhino Cheese Burger with Fries	\$3.89
#5 Hot Dog	\$2.69
#6 Chicken Tenders with Fries	\$4.29

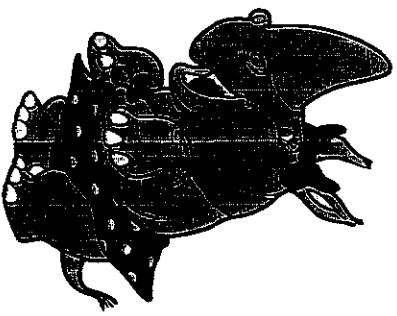
Jeepers! Characters



JJ

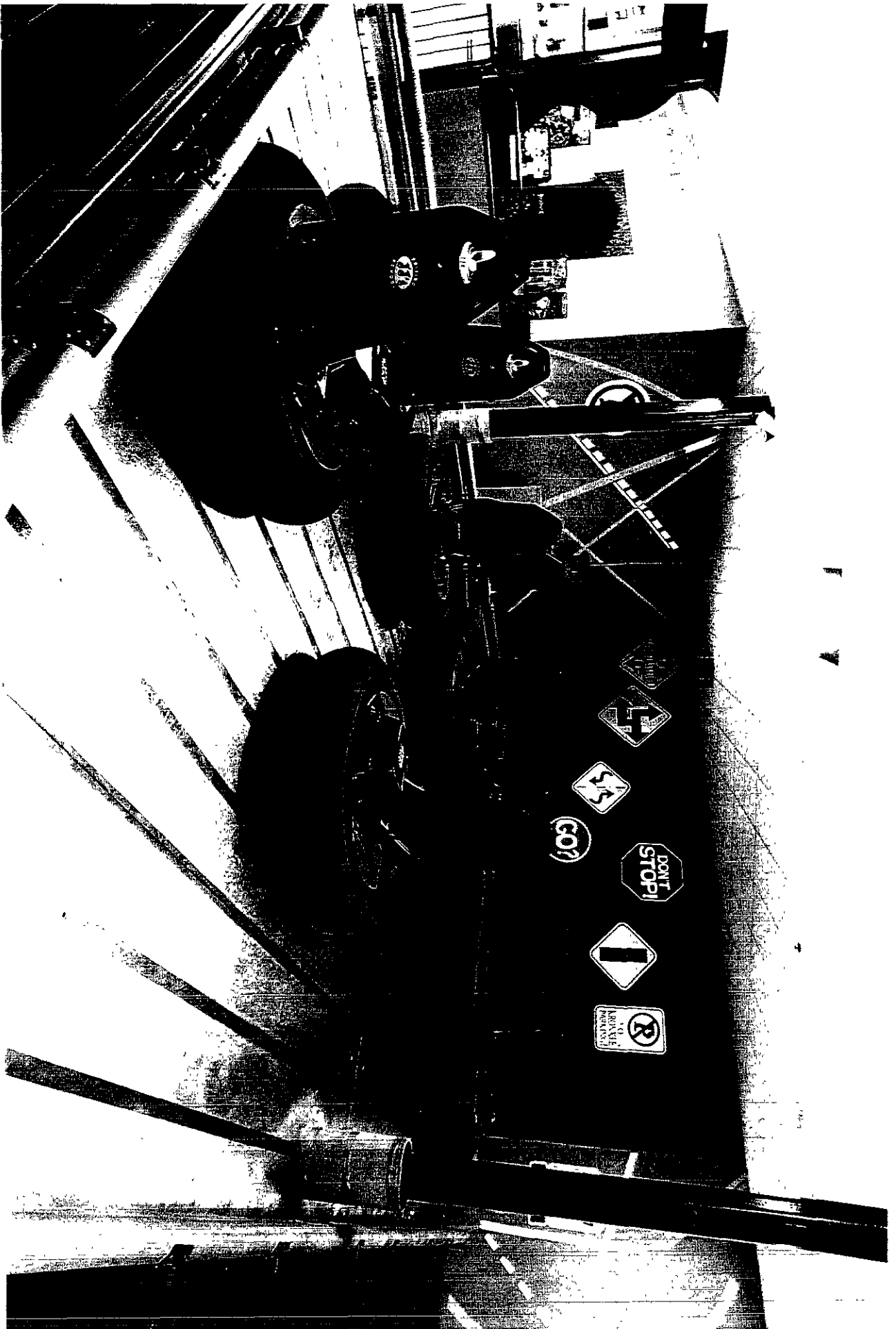


Kronkle

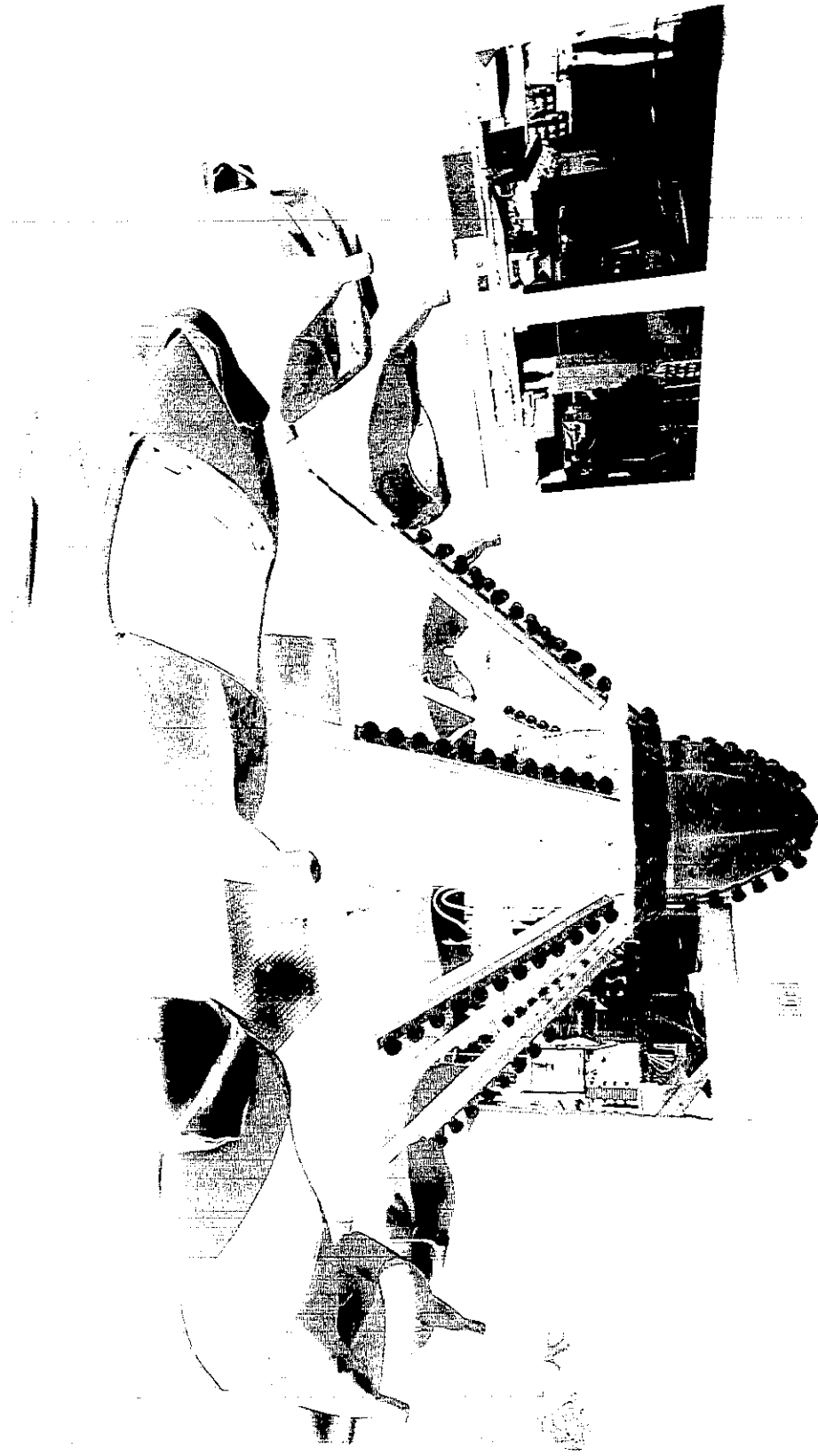


Trish





I
A





EXIT

Jungle
Hillsboro

BIG G M

SHIRTS





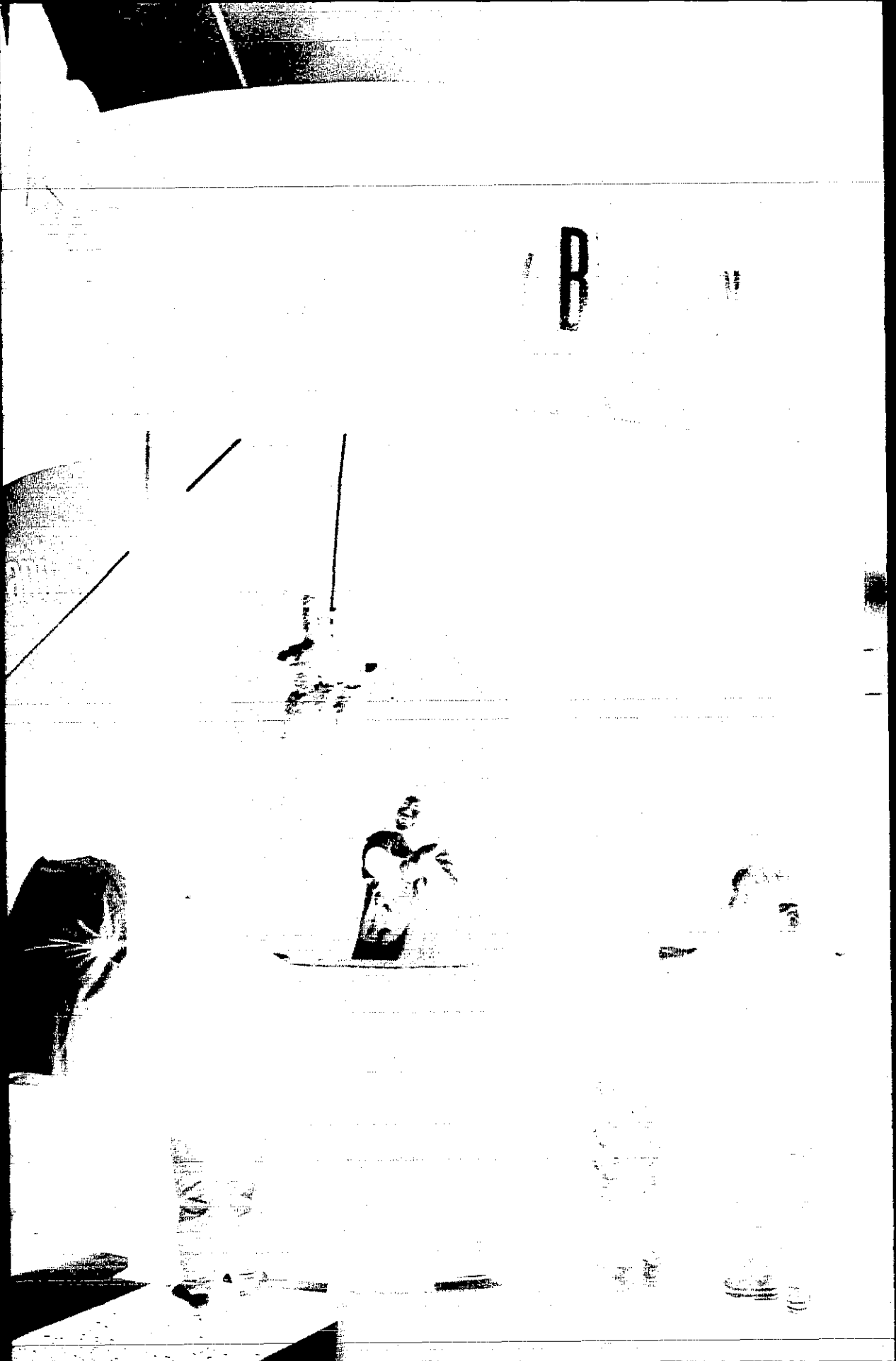


MY RHINO DINNER

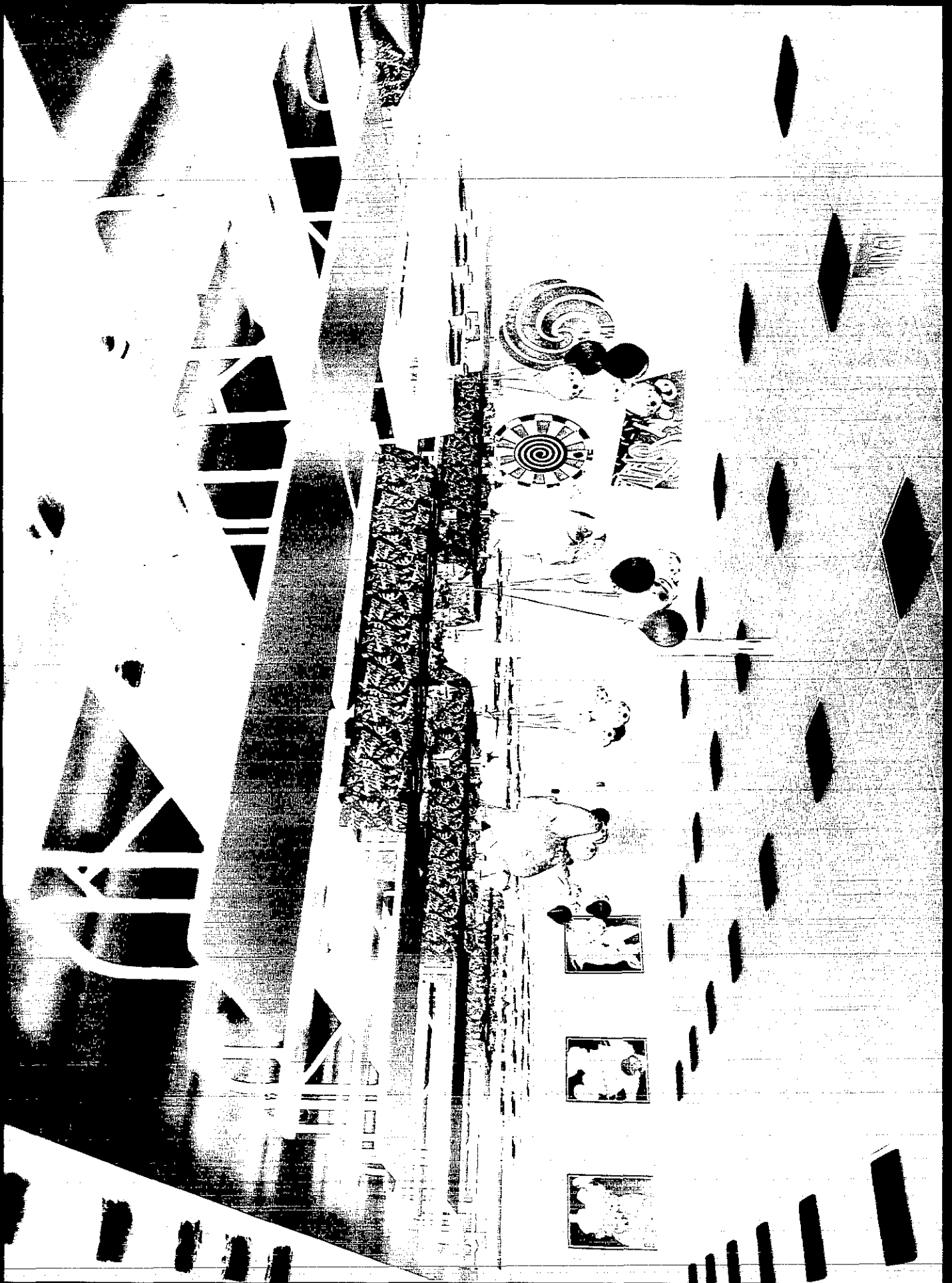
OPEN HERE

SHERIFF

EXHIBIT



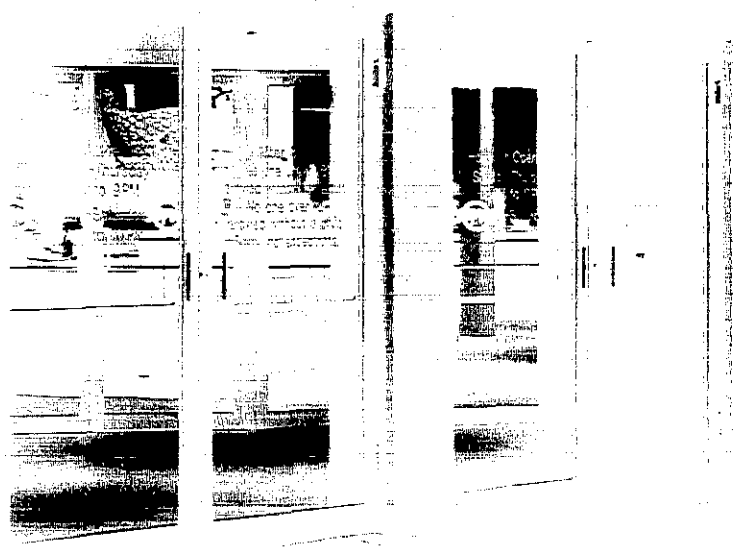




FOOD, FUN

Jugglers!

AND A MONKEY!



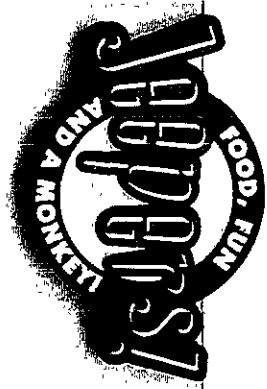
Happy Births!
ECONOMY & FUN

Advertisement text for a business or service, possibly a restaurant or food-related business.

Advertisement text for a business or service, possibly a restaurant or food-related business.





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POSTAGE

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NEW YORK, N.Y.

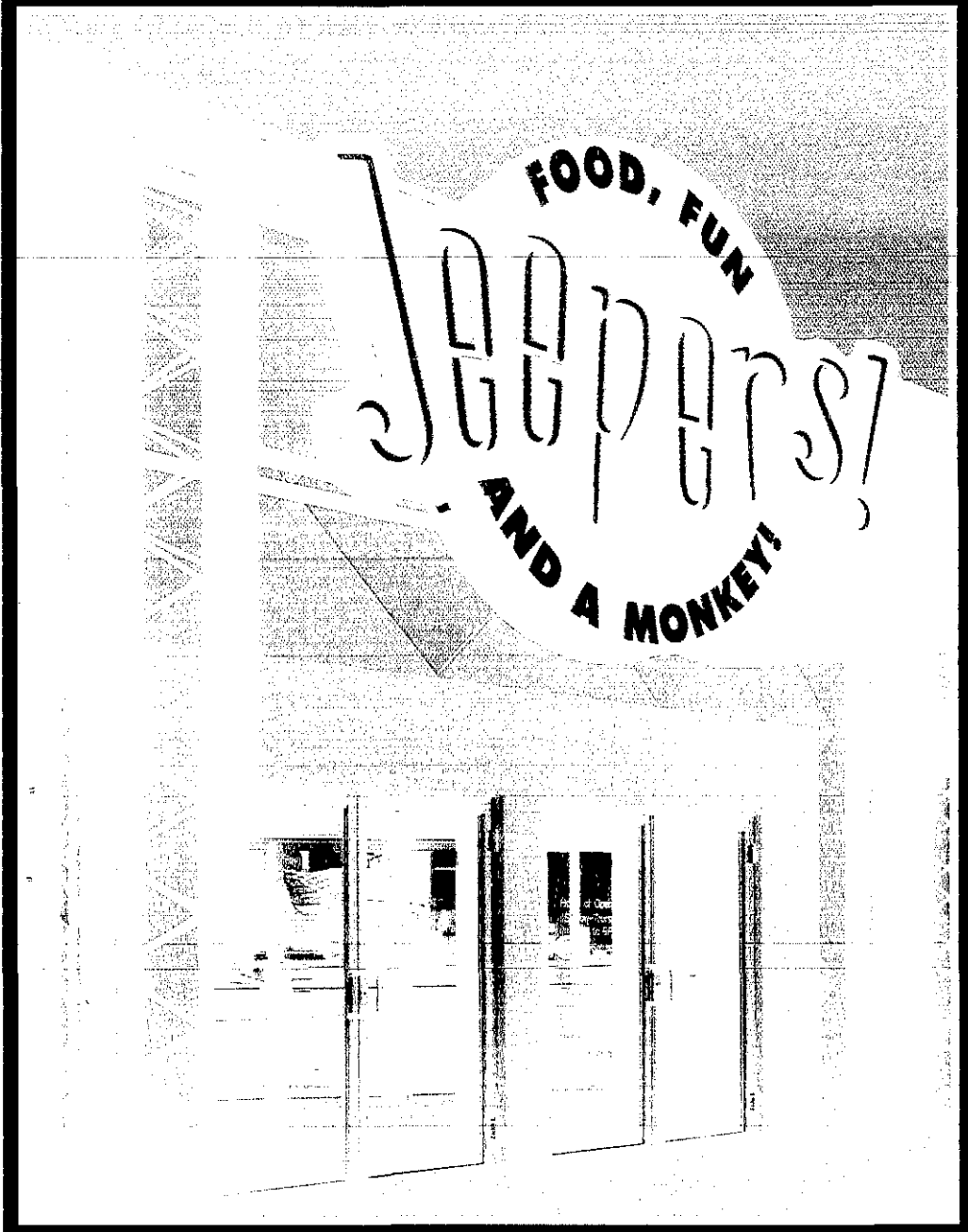
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Jaggs Bros.
AND A MONKEY
FOOD, FUN

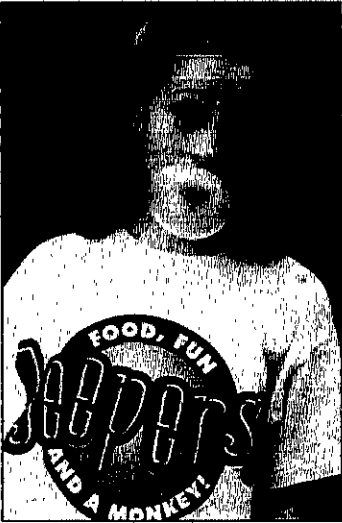


Jeepers!

Leading the way
in family entertainment.



Jeepers!



Just for Kids

Other entertainment destinations try to have something for everybody. Not Jeepers! Our Parks are designed to please children two to twelve years old, while being comfortable and appealing to parents and grandparents. We know that teens and young children don't mix, especially in an indoor setting. That's why unaccompanied teens are not allowed in Jeepers!

Rides

Remember the thrill of the roller coaster when you were a kid? Amusement park rides are still hugely popular with children, and each Jeepers! offers five or six rides geared to different age groups, ranging from "kiddie" rides to the "Python Pit," an exciting indoor roller coaster designed and themed exclusively for Jeepers!

Fun and Games

Jeepers! is not an arcade. Our games of skill build hand-eye coordination and give parents and children the opportunity to play together. Many games have a sports theme, such as basketball hoop shots or bowling, while others, like Hungry Hippos, are whimsical and just plain fun. Most of the games give out tickets redeemable at Jeepers! exclusive "Big Digs" redemption area for prizes and toys.



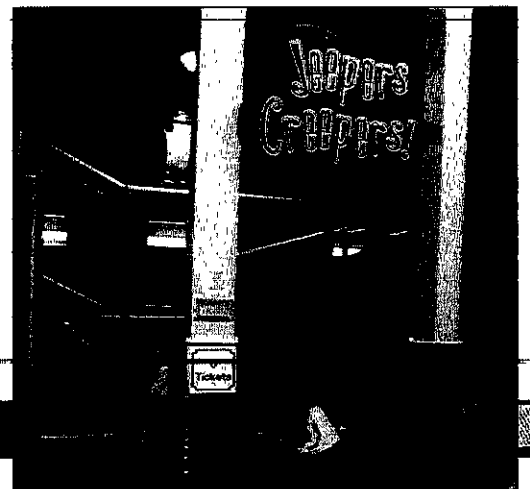
Soft Play

Kids have to work off a little steam sometimes and our soft play areas offer tubes, chutes, slides and obstacle courses where kids can follow their imaginations. Typically three levels tall, Jeepers! soft playgrounds compete head-to-head with the equipment offered by competitors. Plus, there's a lot more than soft play at Jeepers!

Kronkle

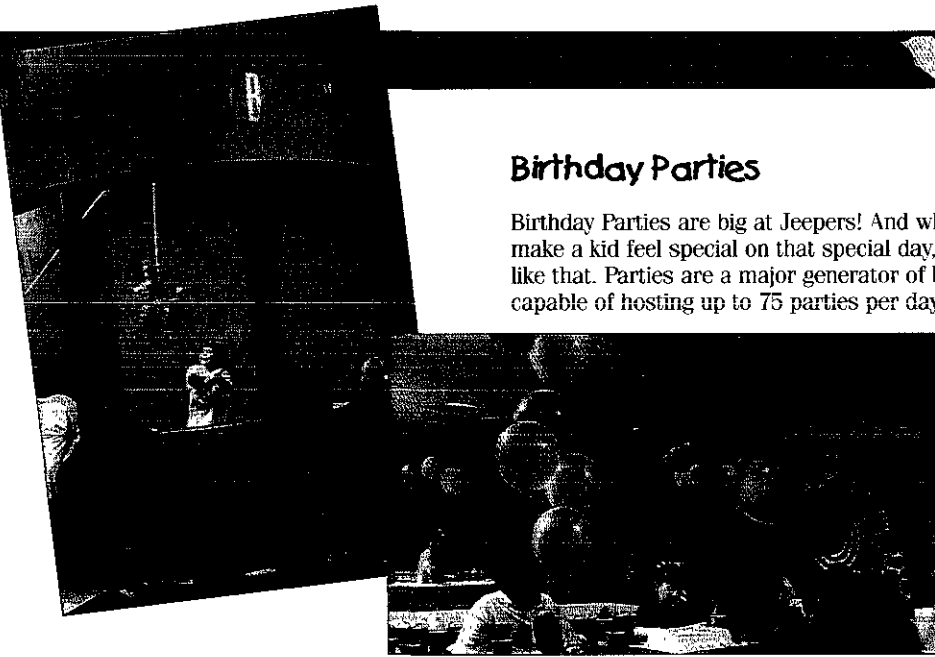


Trish



Birthday Parties

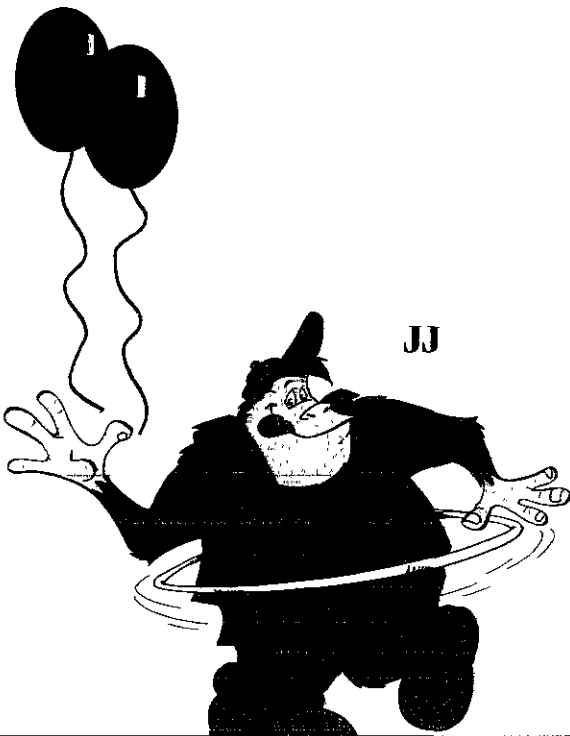
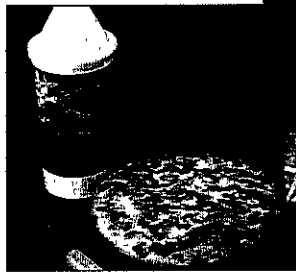
Birthday Parties are big at Jeepers! And why not? Not only do we offer everything to make a kid feel special on that special day, we even clean up afterwards. Parents really like that. Parties are a major generator of business for Jeepers! and our Party areas are capable of hosting up to 75 parties per day. The typical party has 10 children who don't hesitate to tell mom and dad how fun and exciting the party was. In fact, many will have their own party at Jeepers! as well.



Food



Jeepers! exclusive Tiny Rhino Diner features great family food including salads, pasta, burgers, sandwiches, light snacks and beverages, and, of course, kids' value meals. Most Parks are Pizza Hut® licensees so baked-to-order pizzas account for a large portion of food revenues. With the Jeepers! concept, food is as important a trip generator as entertainment. Our experience has proven the value of quality food offerings in building visit frequency.



JJ

Jeepers! Means Business

Jeepers! is a wholesome family destination, giving busy families a chance to do something together right where they live and shop. While we don't offer drop off service, many families combine a trip to Jeepers! with a shopping expedition. And parents who bring their child to a birthday party almost invariably shop the center where the Park is located. That's one reason we're in some of the top malls in the country — malls managed by companies such as Simon DiBartolo, Glimcher, Schostak Brothers, Taubman, Pyramid and others.



Jeepers!

Jeepers! Inc.

Jeepers! Inc. is a pioneer and leader in children's entertainment. Founded in 1988, the company owns and operates indoor animated theme Parks serving families with children age 12 and under. The Parks provide a broad variety of entertainment activities including amusement park rides, soft play areas and skill games, plus comfortable family dining and birthday parties — all in a climate-controlled indoor setting.

Jeepers! appealing environment and the quality and variety of entertainment and food available at its Parks attract a significantly broader range of customers, with higher frequency of visits and more favorable store economics than competitive family entertainment centers. These factors provide the basis for the company's rapid growth.

Jeepers! Inc.'s expansion has been funded by Centre Partners, an affiliate of Lazard Freres, J.P. Morgan Capital Corp., Generation Partners, and Dickstein & Co., who are among America's most sophisticated private equity investors.



TOYS "R" US



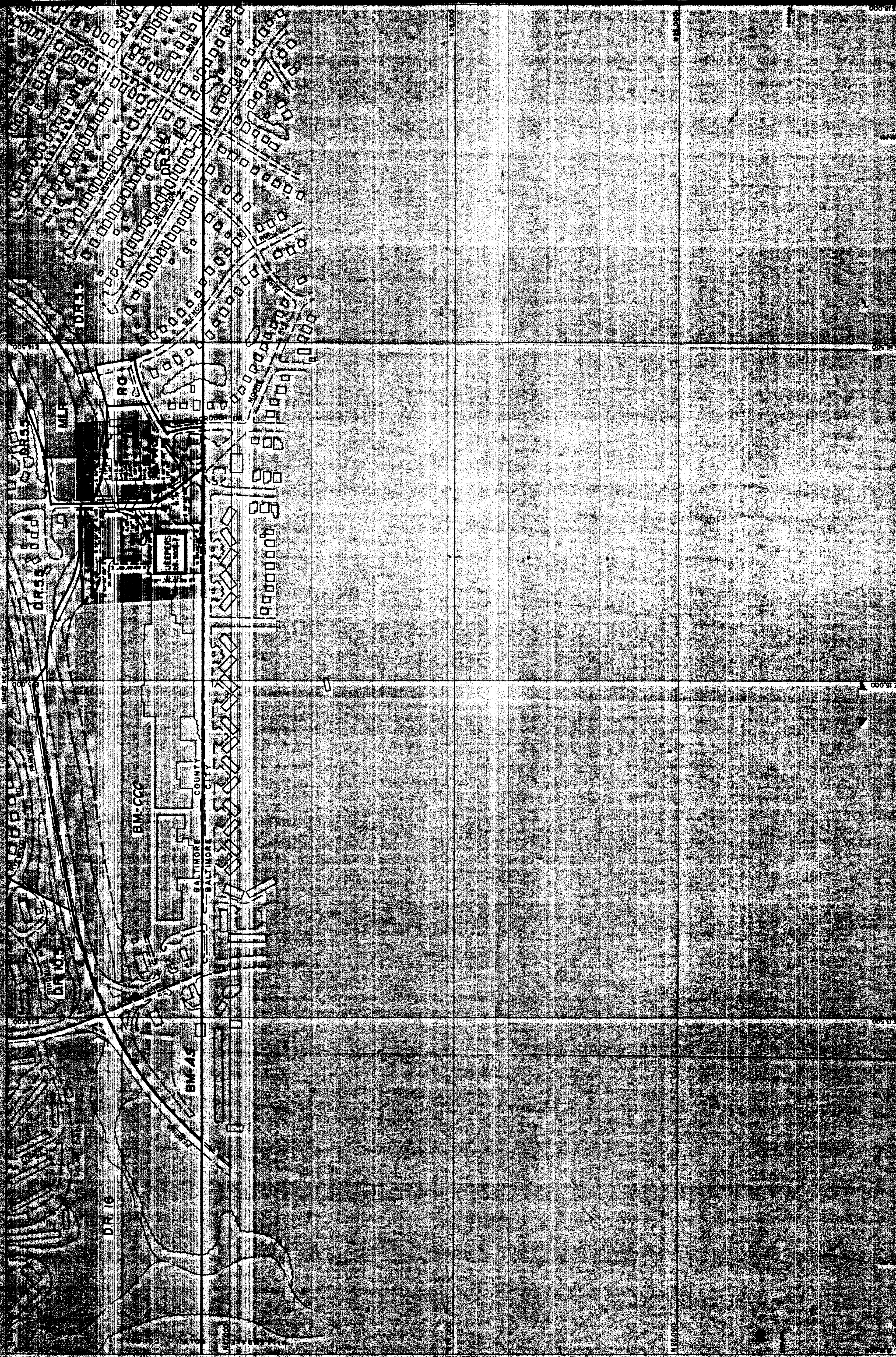
WORLD



Jeepers Jr! is a themed family dining and entertainment area conveniently located inside Kids World, the new megastore concept developed by Toys "R" Us. Designed to enhance the family shopping experience, Jeepers Jr! features skill games, a unique suspended Sky Maze soft play area, and rides such as a carousel and Crazy Bus. Jeepers! three proprietary characters — JJ, Trish and Kronkle — add fun and excitement to a family visit to Kids World.

BIG GAME





SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1958
LOCATION	HARFORD PARK
SHEET	NE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

APPROVED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 1958

Russell L. Kinnel
 Chairman, County Council

98-498-X

THIS MAP HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE ZONING MAP ACT, ANNOTATED CODES OF BALTIMORE COUNTY, MARYLAND, TITLE 21, SECTION 21-101.

