

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

E side of Earls Road, 1200 +/- feet N of
Eastern Avenue
15th Election District
6th Councilmanic District
(121 Earls Road)

Vernon Boozer
Petitioner
Don Marino
Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 2009-0007-X**
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the legal owner of the subject property, Earls Road LLC and the lessee, Don Marino, with Sambowman Investments. Petitioner is requesting a Special Exception of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the use and operation of 15 amusement devices (arcade). The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special exception were Petitioner Don Marino, owner of the proposed restaurant and lessee of subject property, and Frank V. Boozer, attorney for Petitioner and representative of the property owner, Earls Road LLC. Also appearing was Joseph L. Larson, with Spellman Larson & Associates, the engineering firm that prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence revealed that the subject property is irregular in shape, contains 1.56 acres, and is zoned M.H.-I.M. The property is situated north of Eastern Avenue and south of

RECEIVED FOR FILING
9-17-08
[Signature]

Bengies Road in the Essex/Chase area of Baltimore County. The site is located in a commercial, industrial area consistent with this property's manufacturing and industrial zoning. This property is currently improved with a one-story brick and frame building, and there is also a two-story brick and frame addition, and a one-story frame addition located to the rear of the property. Said property had previously been used as an adult entertainment establishment that has since closed.

Further testimony and evidence revealed that Petitioner has been in the restaurant business for the last 35 years, managing and owning a number of restaurants and lounges in Baltimore City and Baltimore County. He purchased the business from the previous owner and wants to open a restaurant and lounge that would cater to adults and families. As part of the entertainment, Petitioner proposes to have up to 15 amusement devices, ranging from several "cherry master" video games, bowling, golden-tee golf, mega-touch photo matching, and buck hunting games, to also include several coin operated pool tables.

Petitioner's attorney, Mr. Boozer, pointed out that Section 423.C of the Baltimore County Zoning Regulations permits an arcade by special exception in the manufacturing zone. Mr. Boozer then proffered that this proposed arcade use would be consistent with the criteria set forth in Section 502.1 of the B.C.Z.R., according to Petitioner's engineering consultant, Mr. Larson. The use would meet all other Section 502.1 criteria and is consistent with the property's zoning classification. In addition, the use would not be detrimental to the health, safety or general welfare of the locale. Indeed, as Mr. Larson indicated, this business will be located in a manufacturing-industrial zone, so there will be no impact to residential areas.

Petitioner understands and indicated in his testimony that the proposed amusement devices would be used by patrons for entertainment purposes only and not for pecuniary gain.

ORDER REVIEWED FOR FILING

9-17-08

PB

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Based on the testimony and evidence presented, I am persuaded to grant the relief and permit up to 15 amusement devices on the premises. I am persuaded that the proposed use will not be detrimental to the health, safety or general welfare of the locale, and that the use meets the criteria set forth in Section 502.1 of the B.C.Z.R.

Moreover, I do not believe the use proposed at this location would have any adverse effects above and beyond those inherently associated with such special exception use irrespective of its location within the zone. *See, Schultz v. Pritts*, 291 Md. 1 (1981)

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's special exception request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 17th day of September, 2008 that Petitioner's request for a Special Exception of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the use and operation of 15 amusement devices (arcade) be and is hereby GRANTED, subject to the following conditions:

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

NOTED FOR FILE

9-17-08

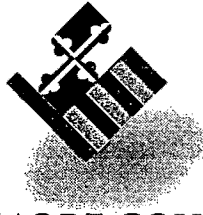
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

4

9-17-08
B3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 17, 2008

VERNON BOOZER, ESQUIRE
606 BALTIMORE AVENUE
TOWSON MD 21204-4085

Re: Petition for Special Exception
Case No. 2009-0007-X
Property: 121 Earls Road

Dear Mr. Boozer:

Enclosed please find the decision rendered in the above-captioned case.

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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tom H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

c: Joseph Larson, Spellman Larson & Associates, Inc., 222 Bosley Avenue, Suite B-3, Towson MD 21204
Don Marino, 105 B Sunshine Court, Forest Hill MD 21050



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 121 Earls Road

which is presently zoned MH 1M

This Petition shall be filed with the Department of Permits and 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

See attached Sheet.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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:

Don Marino, Sambowman Investments

Name - Type or Print

Signature

121 Earls Road

410-365-6845

Address

Telephone No.

Baltimore

MD

21220

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s): Earls Road LLC

Vernon Boozer

Name - Type or Print

Signature

Name - Type or Print

Signature

606 Baltimore Avenue

410-828-9441

Address

Telephone No.

Towson

MD

21204-4085

City

State

Zip Code

Representative to be Contacted:

Joseph L. Larson

Name

222 Bosley Ave. Ste. B-3

410-823-3535

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature]

Date

7-10-08

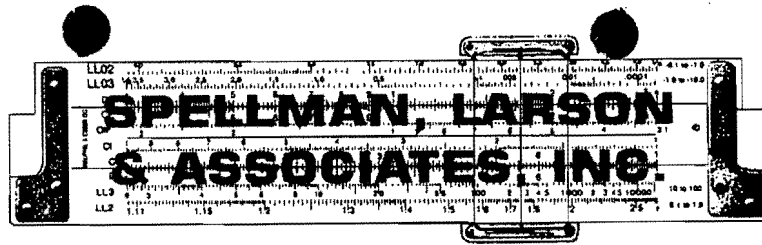
REV 09/15/98

RECEIVED FOR FILING

9-17-08

B2

**Petition for Special Exception to allow the
use and operation of 15 Amusement Devices (Arcade).**



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

LEGAL DESCRIPTION TO ACCOMPANY ZONING PETITION

BEGINNING for the same at a point in the center line of Earls Road 1200 feet more or less North of Eastern Avenue Extended; thence running in the center line of Earls Road North 09 degrees 47 minutes 00 seconds East 245.00 feet; thence leaving Earls Road and running the following courses and distances South 80 degrees 13 minutes 00 seconds East 240.63 feet, South 09 degrees 47 minutes 00 seconds West 117.07 feet, North 71 degrees 47 minutes 00 seconds East 154.41 feet, South 14 degrees 01 minutes 00 seconds East 164.84 feet, North 86 degrees 35 minutes 50 seconds West 426.13 feet North 09 degrees 46 minutes 17 seconds East 8.37 feet and South 71 degrees 47 minutes 00 seconds West 22.59 feet to the place of beginning.

CONTAINING 1.59 acres of land more or less.

June 23, 2008

File#D06230801



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18454**

Date: **7/10/08**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 7/10/2008 7/10/2008 09:16:35 2

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6130				380.00

REG 605 WALKIN DOOL DMD
 RECEIPT # 451597 7/10/2008 OPEN
 5 520 ZONING VERIFICATION
 CR NO. 010454

Recpt Tot \$380.00
 \$380.00 CR \$0.00 CR
 Baltimore County, Maryland

Total: **380.00**

Rec From: **M. CARRADO**

For: **2009-0007-X**

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

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: # 2009-0007-X

212 Earls Road
E/side of Earls Road, 1200 +/-
feet north of Eastern Avenue
15th Election District

6th Councilmanic District

Legal Owner(s): Earls Road,
LLC, by Vernon Boozer

Contract Purchaser: Don Mari-
no, Sambowman Investments

Special Exception: to allow
the use and operation of 15
amusement devices (arcade).

**Hearing: Friday, September
12, 2008 at 9:00 a.m. in
Room 104, Jefferson Build-
ing, 105 West Chesapeake
Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for Balti-
more County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

8/290 Aug. 28 181920

CERTIFICATE OF PUBLICATION

8/28/2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/28/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/27/08

Case Number: 2009-007-X

Petitioner / Developer: VERNON BOOZER, ESQ. ~ DON MARINO ~
JOSPEH LARSON

Date of Hearing (Closing): SEPTEMBER 12, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
121 EARLS ROAD

The sign(s) were posted on: AUGUST 26, 2008

ZONING NOTICE
CASE # 2009-0007-X

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

ROOM 104, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE. ~ TOWSON 21204
DATE AND TIME: FRIDAY, SEPTEMBER 12, 2008
AT 9:00 A.M.

REQUEST: SPECIAL EXCEPTION TO ALLOW
THE USE AND OPERATION OF 15 AMUSEMENT
DEVICES (ARCADES)
121 EARLS ROAD

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

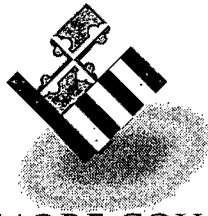
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 6, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 2009-0007-X

121 Earls Road

E/side of Earls Road, 1200 +/- feet north of Eastern Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Earls Road, LLC; by Vernon Boozer

Contract Purchaser: Don Marino, Sambowman Investments

Special Exception to allow the use and operation of 15 amusement devices (arcade).

Hearing: Friday, September 12, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Vernon Boozer, Earls Road, LLC, 606 Baltimore Avenue, Towson 21204-4085

Don Marino, Sambowman Investments, 121 Earls Road, Baltimore 21220

Joseph Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 28, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 28, 2008 Issue - Jeffersonian

Please forward billing to:

Don Marino
121 Earls Road
Baltimore, MD 21220

410-365-6845

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: 2009-0007-X

121 Earls Road

E/side of Earls Road, 1200 +/- feet north of Eastern Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Earls Road, LLC, by Vernon Boozer

Contract Purchaser: Don Marino, Sambowman Investments

Special Exception to allow the use and operation of 15 amusement devices (arcade).

Hearing: Friday, September 12, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 0007

Petitioner: SAM BOWMAN INVESTMENTS

Address or Location: 121 EARLS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

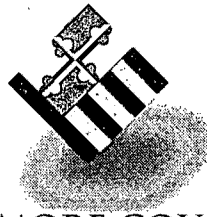
Name: DON MADRID

Address: 121 EARLS RD.

BALTO. MD. 21220

Telephone Number: 410-365-6845

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 4, 2008

Vernon Boozer
606 Baltimore Ave.
Towson, MD 21204

Dear: Vernon Boozer

RE: Case Number 2009-0007-X, 121 Earls Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Don Marino: Sambowman Investments, 121 Earls Rd., Baltimore, MD 21220
Joseph Larson, 222 Bosley Ave. Ste. B-3, Towson, MD 21204

TB 9/12
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 12, 2008

RECEIVED
AUG 18 2008

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-007- Special Exception**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:
CM/LL

Lynne Sanham



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 22, 2008

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: July 21, 2008

Item No.: 2009-0007-X

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: July 28, 2008

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 28, 2008
Item Nos. 2008-0588, 2009-0001, 0002, 0004,
0005, 0006, 0007, 0008, 0009, and 0010

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk

cc: File

ZAC-07282008-NO COMMENTS



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 7-29-2008

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

RE: Baltimore County
Item No 2009-0007-X
121 EARLS RD
BOOZER PROPERTY
SPECIAL EXCEPTION

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0007-X

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street - Baltimore, Maryland 21202 - Phone: 410.545.0300 - www.marylandroads.com



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
121 Earls Road; E/S Earls Road, 1200'
N of Eastern Avenue * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Earls Road LLC * FOR
Contract Purchasers: Sambowman Investments
Petitioner(s) * BALTIMORE COUNTY
* 09-007-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

RECEIVED

JUL 30 2008

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, Maryland 21204, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 121 Earls Rd
CASE NUMBER 09-007X
DATE

[illegible]

Case No.: 2089-0007-X

Exhibit Sheet

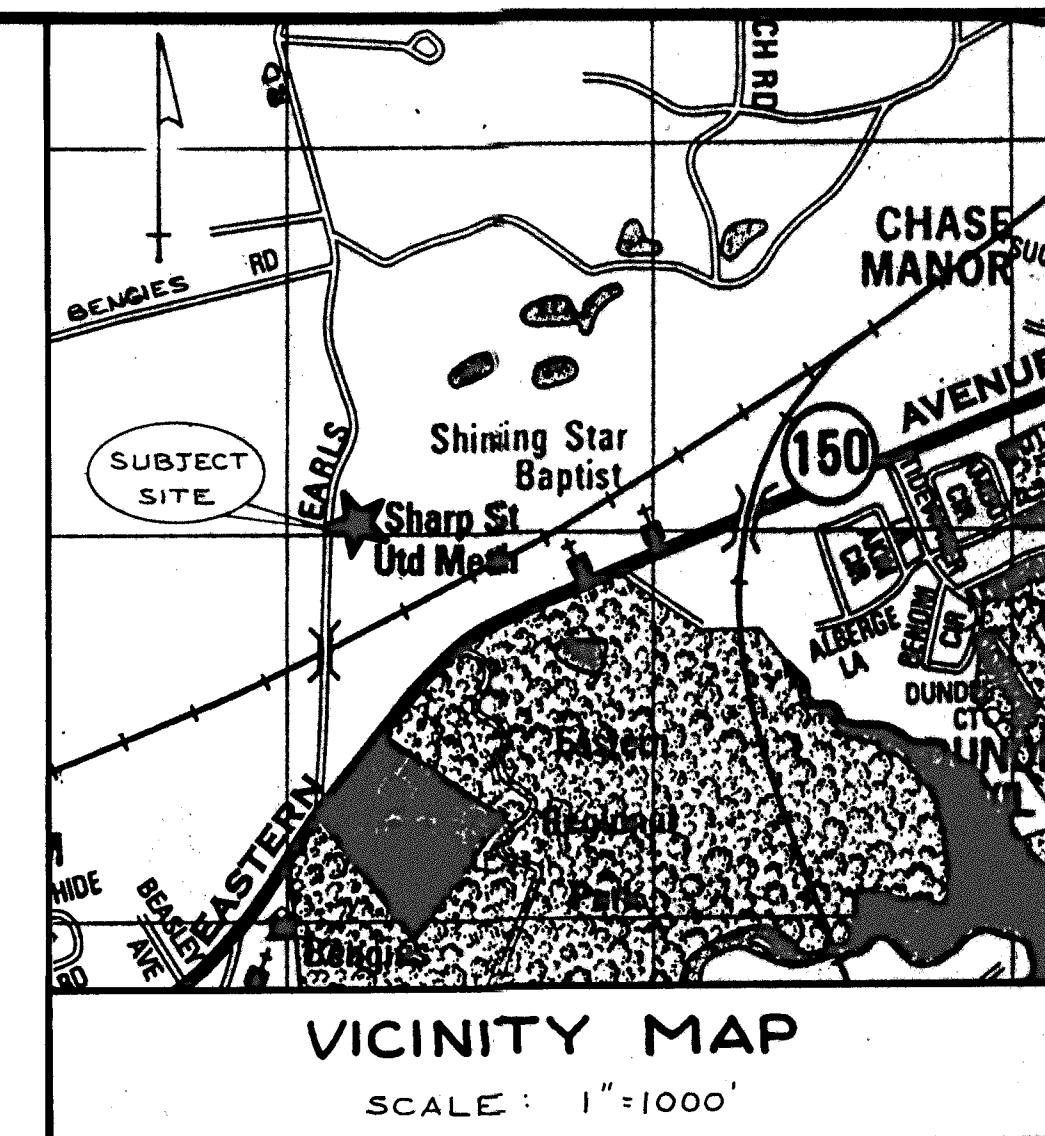
Petitioner/Developer

Protestant

No. 1	<i>Site Plan</i>	
No. 2	<i>Aerial Photograph</i>	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT PROPERTY.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT SITE.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.



SITE DATA

SITE AREA	1.59 AC +/-
EXIST. ZONING	MH IM
COUNCILMANIC DISTRICT	6 TH
ZONING MAP	083 B3
DEED REFERENCE	17280/487 17280/483
TAX MAP/GRID/PARCEL	83/22/447
TAX ACCOUNT NO.	2200026686
UTILITIES	EX. SEWER - PRIVATE EX. WATER - PRIVATE
EXIST. USE	VACANT
PROP. USE	RESTAURANT

JGG ENTERPRISES INC.
14599/289
TAX NO. 1516150780

2009-0007-7

PETITIONER'S

EXHIBIT NO. 1

REVISIONS	
NO.	DATE

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204
PHONE: 410-823-3535

**PLAT TO ACCOMPANY
ZONING PETITION
EARLS ROAD LLC PROPERTY**

121 EARLS ROAD

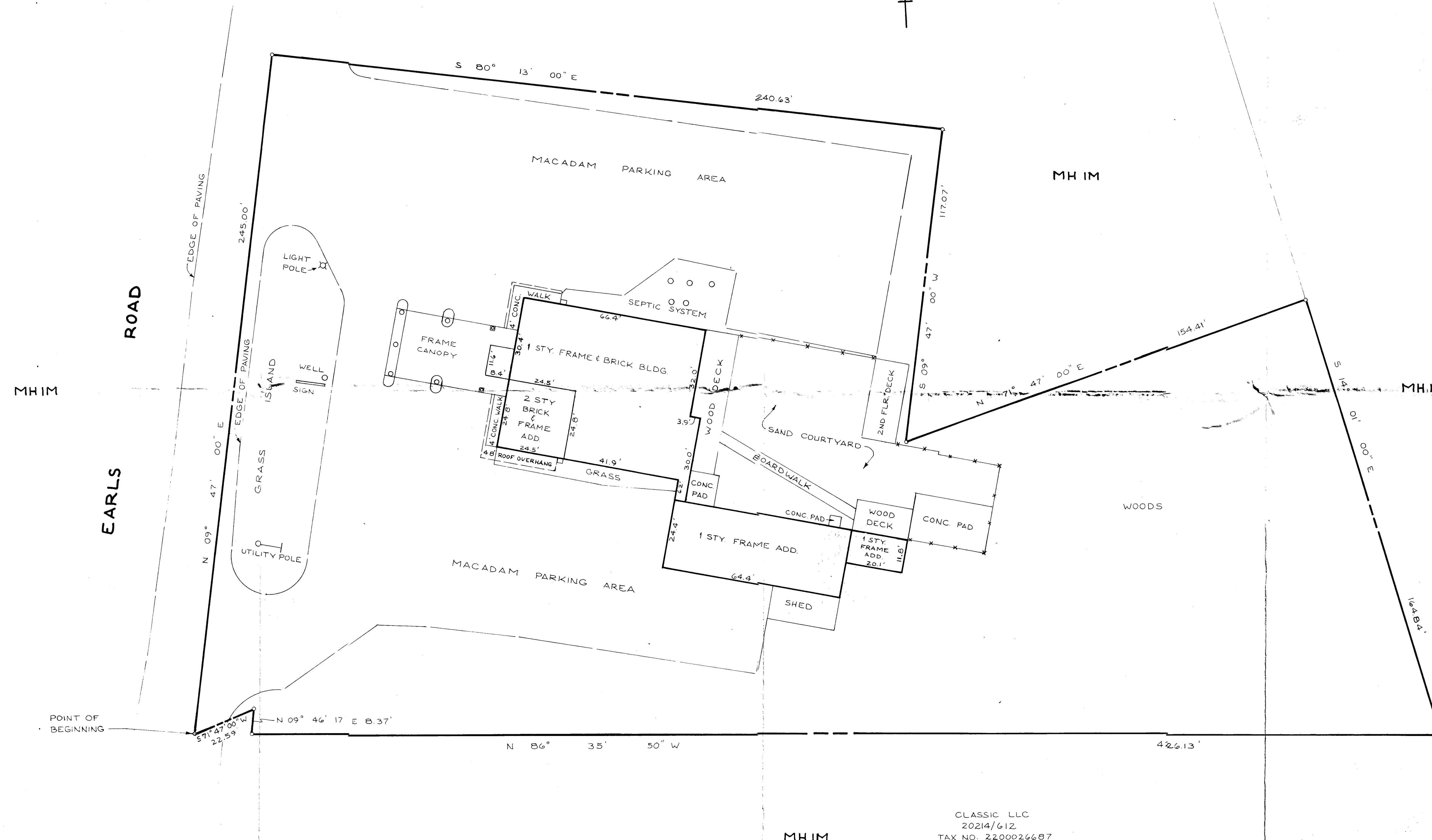
15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE: 1" = 20' DES. BY: DATE: 7-3-20 DWN. BY: TC SHT. OF

OWNER INFORMATION	PETITIONER INFORMATION
EARLS ROAD LLC 606 BALTIMORE AVENUE SUITE 305 TOWSON, MD. 21204-4085 PHONE: 410 828-9441	SAMBOWMAN INVESTMENTS DON MARINO 121 EARLS ROAD BALTIMORE, MD. 21220 PHONE: 410 365-6845

MH IM

LOUIS T. BIRMINGHAM, JR.
15530 / 407
TAX NO. 1511002050



CLASSIC LLC
20214/612
TAX NO. 2200026687

ZONING NOTE

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL EXCEPTION
TO ALLOW THE USE AND OPERATION OF 15 AMUSEMENT DEVICES.
(ARC408)



PETITIONER'S

EXHIBIT NO.

2